

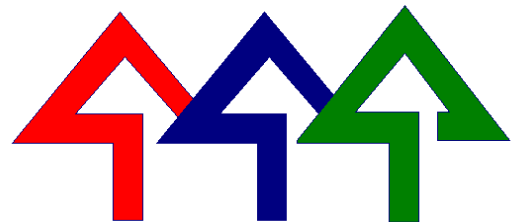
Snohomish County
Urban County Consortium

Consolidated Annual Performance
and Evaluation Report
(CAPER)

2010 Program Year
(July 1, 2010 through June 30, 2011)

U.S. Department of Housing
and Urban Development (HUD)
Housing and Community Development
Programs

FINAL
September 26, 2011



Participating Governments

City of Arlington, Margaret Larson, Mayor
City of Brier, Bob Colinas, Mayor
Town of Darrington, Joyce A. Jones, Mayor
City of Edmonds, Mike Cooper, Mayor
City of Everett, Ray Stephanson, Mayor
City of Gold Bar, Joe Beavers, Mayor
City of Granite Falls, Haroon Saleem, Mayor
Town of Index, Bruce Albert, Mayor
City of Lake Stevens, Vern Little, Mayor
City of Lynnwood, Don Gough, Mayor

City of Marysville, John Nehring, Mayor
City of Mill Creek, Mike Todd, Mayor
City of Monroe, Robert Zimmerman, Mayor
City of Mountlake Terrace, Jerry Smith, Mayor
City of Mukilteo, Joe Marine, Mayor
City of Snohomish, Karen Guzak, Mayor
City of Stanwood, Dianne White, Mayor
City of Sultan, Carolyn Eslick, Mayor
Town of Woodway, Carla Nichols, Mayor

Snohomish County Government

Snohomish County Executive
Aaron Reardon

Snohomish County Council
John Koster, District 1
Brian Sullivan, District 2
Stephanie Wright, District 3
Dave Gossett, District 4
Dave Somers, District 5

Snohomish County Department of Human Services

Kenneth Stark, Director

Division of Housing & Community Services

Jeffrey Watson, Division Manager
Dean Weitenhagen, Supervisor, Housing & Community Development
Jacqueline Anderson, Supervisor, Community & Homeless Services

Jennene Christine, IIF Navigator
Marion Dal Pozzo, Human Services Specialist I
Charles Durland, Human Services Specialist II
Gerald Gadek, Human Services Specialist II
Amanda Harpell-Franz, Human Services
Specialist II
Kay Hollenbeck, PSS Counselor
Andrea Kolacz, Human Services Specialist II

Lindsey Legaspi, Grants Analyst
Nathan Marti, Human Services Specialist II
Debra May, Senior Grants Analyst
Jacqueline Toma, Senior Grants Analyst
Sue Tracy, Senior Grants Analyst
Bo Tunestam, Human Services Specialist II
Dee White, Grants Analyst
Lori White, Human Services Specialist I

Administrative Services

Michael Fulcher, Manager

Lisa Guerrero, Grant Accountant

Michael Liddicoat, Financial Compliance
Officer

Policy Advisory Board

Name and Representation

Pete Grodt, Chair (Citizen)

To Be Determined (Cities of less than 3,000 population)

Elizabeth Adams, Granite Falls City Council Member (Cities of 3,000-10,000 population)

Donna Wright, Marysville City Council Member (Cities of 10,000 or more population)

Richard Emery, Mukilteo City Council Member (At-large city position)

John Koster, County Council Member District 1

Brian Sullivan, County Council Member District 2

Stephanie Wright, County Council Member District 3

Brian Parry, Executive Director, Snohomish County

Technical Advisory Committee

Name and Representation

Steve Ahern, Citizens/Senior

Mark Beales, Citizens/Senior

David Alcorta, Citizens/Minority

Prithy Korathu, Citizens/Minority

Debra Donaldson, Citizens/Low-Income

Glenrose Williams, Citizens/Low-Income

Duane Leonard, Housing Authority
of Snohomish County

Paul Ellis, City of Arlington

Sandi McCaulley, Town of Darrington

Brian McIntosh, City of Edmonds

Joe Beavers, City of Gold Bar

Haroon Saleem, City of Granite Falls

Kim Peterson, Town of Index

Rebecca Ableman, City of Lake Stevens

Jeff Elekes, City of Lynnwood

Michael Stevens, City of Marysville

Camille Chriest, City of Mill Creek

Jakeh Roberts, City of Monroe

Paula Schwartz, City of Mountlake Terrace

Glen Pickus, City of Mukilteo

Owen Dennison, City of Snohomish

Bill Carlton, City of Stanwood

Bob Martin, City of Sultan

Reasonable accommodations will be made to provide the information in this document in an alternate format upon request. Please contact Sue Tracy at:

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TTY: 711 or 1-800-833-6384 (voice), 1-800-833-6388 (text)

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Snohomish County Urban County Consortium
Consolidated Annual Performance and Evaluation Report (CAPER)
2010 Program Year

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Snohomish County Urban County Consortium Consolidated Annual Performance and Evaluation Report 2010 Program Year

EXECUTIVE SUMMARY

The Snohomish County Urban County Consortium successfully completed the 2010 program year which ended on June 30, 2011. This was the first year of our five-year 2010-2014 Consolidated Plan.

During this first year, significant progress was made toward reaching our five-year Consolidated Plan goals for affordable housing, public facilities, infrastructure, and services. Projects funded helped to make decent and safe housing affordable, accessible, and available in our community. Projects funded also helped to create more suitable living environments and sustainable communities through community development activities which benefit low- and moderate-income people and neighborhoods.

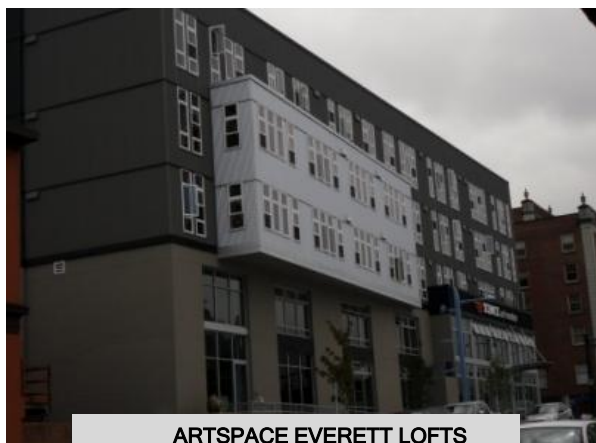
2010 Program Year Highlights

Creating New Affordable Rental Housing



LINCOLN HILL VILLAGE

Housing Hope used HOME and AHTF funds to help develop the Lincoln Hill Village project. The project created 24 new units of affordable rental housing for low-income households in Stanwood. Five of the units will provide transitional housing for homeless families. Construction was completed this year and all units were leased up in June.



ARTSPACE EVERETT LOFTS

Artspace Projects used HOME and AHTF funds to help develop the Artspace Everett Lofts project. The project created 40 new units of affordable rental housing in a mixed-use building in downtown Everett. The apartments are targeted to low-income artists. Construction was completed last year and the units were fully leased this year.

Helping Homeowners Stay in Their Homes

Senior Services of Snohomish County, the Snohomish County Human Services Department, and the Housing Authority of Snohomish County used CDBG and/or HOME funds to provide assistance to 440 low- and moderate-income homeowners to maintain their housing. Homeowners received help with minor home repairs, home weatherization, and major housing rehabilitation. Most of the homeowners assisted were extremely low-income and were elderly persons or persons with disabilities.

Helping First-Time Homebuyers

HomeSight and Parkview Services used HOME and/or CDBG funds to provide purchase assistance to 22 low- and moderate-income households to help them purchase their first home in Snohomish County. The programs provide homebuyer education classes and financial counseling as part of the program and follow professional underwriting guidelines to ensure the households are able to undertake and maintain homeownership.

Maintaining Public Facilities in Our Community

The Volunteers of America used CDBG funds for roof and siding replacement and pool drainage repair to help maintain the Camp Volasuca facility in Sultan. The camp primarily serves low-income persons, including persons with disabilities.



CAMP VOLASUCA

The Friends of Youth used CDBG funds for roof replacement and insulation to help maintain the New Ground Transitional Living Facility in Everett. The facility provides transitional housing and supportive case management services to assist homeless young adults ages 18 to 21 to work towards self-sufficiency and permanent housing

Making Infrastructure Improvements in Our Community



MOUNTLAKE TERRACE SIDEWALK PROJECT

Granite Falls and Mountlake Terrace used CDBG funds and Monroe used CDBG-R funds to install sidewalks in predominately low- and moderate-income neighborhoods in their cities. The Mountlake Terrace project included an ADA ramp as well as stairs to a neighborhood park.

Startup Water District and the Town of Darrington used CDBG funds to replace old waterlines in predominately low- and moderate-income areas. The Startup Water District project also included extension of the waterlines.

Providing Needed Services

CDBG funds were used to improve access to service programs for over 5,300 people, most of whom were extremely low-income. This included teens and young adults, elderly persons, homeless persons, victims of domestic violence, persons with disabilities, and other low-income persons.

Programs serving homeless persons and victims of domestic violence provided emergency shelter and transitional housing along with support services to help stabilize participants and move them toward self-sufficiency. Programs serving elderly persons and persons with disabilities provided in-home support services to enable participants to continue to live independently.

First-Year Progress Made Toward Five-Year Goals

The following tables summarize the progress made in the first year, the 2010 program year, towards our five-year goals with both Federal and local funds. It includes projects that were completed during the year, as well as projects that had funds budgeted or were under way during the year.

Consolidated Plan Priority: Affordable Housing

Affordable Rental Housing

Con Plan Strategy & Objective	Type of Housing	5-Year Goal # of Units	PY 2010 # of Units Completed	PY 2010 # of Units Open or Funds Budgeted	PY 2010 Total # of Units	5-Year Goal % Achieved
H-1 HO-1	New & Maintained Rental Housing	760	60	199	259	34%
		570 ≤ 50% AMI	37 ≤ 50% AMI	199 ≤ 50% AMI	236 ≤ 50% AMI	41% ≤ 50% AMI
		190 ≤ 80% AMI	23 ≤ 80% AMI	0 ≤ 80% AMI	23 ≤ 80% AMI	12% ≤ 80% AMI
H-2 HO-5	New Homeless Housing	150	22	77	99	66%
H-3 HO-8	New Special Needs Rental Housing	228	11	10	21	9%

Homeowner Housing Rehabilitation

Con Plan Strategy & Objective	Type of Housing	5-Year Goal # of Households	PY 2010 # of Households Assisted	5-Year Goal % Achieved
H-4 HO-11	Homeowner Rehabilitation	175	22	13%
H-4 HO-12	Homeowner Weatherization	375	41	11%
H-4 HO-13	Homeowner Minor Home Repair	1,625	377	23%

First-Time Homebuyer Assistance

Con Plan Strategy & Objective	Type of Housing	5-Year Goal # of Units	PY 2010 # of Units Completed	PY 2010 # of Units Open or Funds Budgeted	PY 2010 Total # of Units	5-Year Goal % Achieved
H-5 HO-14	Homeownership Units	50 units	14	34	48	96%
H-5 HO-15	Homeownership Purchase Assistance	70 households	29	26	55	79%

Consolidated Plan Priority: Public Facilities

Con Plan Strategy & Objective	Type of Facility	5-Year Goal # of Projects	PY 2010 # of Projects Completed	PY 2010 # of Projects Open or Funds Budgeted	PY 2010 Total Projects	5-Year Goal % Achieved
CD-1 PFO-1	Barrier Removal to Facilities for Accessibility	4	0	2	2	50%
CD-2 PFO-2	Facilities for Low- and Moderate-Income, Special Needs, and Homeless Persons	5	1	1	2	40%
CD-1 PFO-3	Facilities for Low- and Moderate-Income, Youth Centers, Child Care Centers, Health Facilities, Senior Centers, and Food Banks	6	1	3	4	67%
CD-1 PFO-4	Neighborhood Facilities in Low-Income Areas, Parks and Recreation, Health Centers, Fire Stations, and Other Facilities	4	0	0	0	0%

Consolidated Plan Priority: Infrastructure

Con Plan Strategy & Objective	Type of Infrastructure	5-Year Goal # of Projects	PY 2010 # of Projects Completed	PY 2010 # of Projects Open or Funds Budgeted	PY 2010 # of Total Projects	5-Year Goal % Achieved
CD-2 IO-1	Streets and Sidewalks in Low- and Moderate-Income Neighborhoods	13	4	5	9	69%
CD-2 IO-2	Water/Sewer Projects, Flood Drain Improvements and Flood Mitigation, and Solid Waste Disposal in Low- and Moderate Income Neighborhoods	5	2	3	5	100%

Consolidated Plan Priority: Youth Service Programs

Con Plan Strategy & Objective	Type of Service	5-Year Goal # of Persons	PY 2010 # of Persons Assisted	5-Year Goal % Achieved
CD-3 YPO-1	Child Sexual Abuse/Assault Prevention	6,000	931	16%
CD-3 YPO-2	Pregnant & Parenting Teens – Support Services	350	57	16%
CD-3 YPO-3	Pregnant & Parenting Teens & Young Parents – Housing with Support Services	250	72	29%
CD-3 YPO-4	Homeless Youth & Young Adults Housing with Support Services	1,275	271	21%

Consolidated Plan Priority: Senior Service Programs

Con Plan Strategy & Objective	Type of Service	5-Year Goal # of Persons	PY 2010 # of Persons Assisted	5-Year Goal % Achieved
CD-4 SPO-1	In-Home & Out-of-Home Support Services to Live Independently	2,750	813	30%

Consolidated Plan Priority: Public Services

Con Plan Strategy & Objective	Type of Service	5-Year Goal # of Persons	PY 2010 # of Persons Assisted	5-Year Goal % Achieved
CD-5 PSO-1	Homeless Prevention Services & Homeless Housing with Support Services	4,125	1,058	26%
CD-5 PSO-2	Victims of Domestic Violence -- Housing with Support Services	1,500	289	19%
CD-5 PSO-3	Persons with Special Needs -- Support Services to Live Independently	150	30	20%
CD-5 PSO-4	Landlord/Tenant Mediation Services & Fair Housing Counseling	5,000	1,082	22%
CD-5 PSO-5	Low-Income Households -- Support Services to Increase Self-Sufficiency	1,800	722	40%
CD-5 PSO-6	Health Services	900	0	0%

I. INTRODUCTION

A. Background Information

The Housing and Community Development 2010-2014 Consolidated Plan (Consolidated Plan) for the Snohomish County Urban County Consortium (Consortium) was adopted in May 2010. It contains specific strategies and objectives to guide the use of certain Federal funds over a five-year period in order to meet local affordable housing and community development needs. These Federal funds include:

- Community Development Block Grant (CDBG)
- HOME Investment Partnerships (HOME)
- Emergency Shelter Grant (ESG)

For each year of the Consolidated Plan, the County develops an Annual Action Plan. This plan identifies the amount of Federal grant funds from these programs that are expected to be available in the upcoming program year. It also describes how these grant funds will be used.

At the end of each program year, the County is then required to report to the general public and to the U.S. Department of Housing and Urban Development (HUD) on how these grant funds were actually used. The report evaluates progress made toward achieving the Consolidated Plan strategies and objectives. The end-of-year report is called the Consolidated Annual Performance and Evaluation Report (CAPER).

Snohomish County is the lead agency of the Consortium. As lead agency, it is responsible for preparing the Consolidated Plan, Annual Action Plans, and CAPERs on behalf of the Consortium.

The Consortium is a partnership between Snohomish County and most of the cities and towns within Snohomish County. This partnership allows the Consortium, as an Urban County, to receive funding each year as a formula grant for CDBG, HOME, and ESG funds. For CDBG and ESG funds, the Consortium includes 18 cities and towns within Snohomish County and also covers the unincorporated areas of the County. It does not include the City of Bothell or the City of Everett. The City of Bothell is split by the County line and partners with King County. The City of Everett receives CDBG funds directly from HUD and its share of ESG funds is included in the balance of state funds administered by the Washington State Department of Commerce. For HOME funds, the Consortium includes the same 18 cities and towns and the unincorporated areas as for CDBG and ESG and also includes the City of Everett.

B. Program Year 2010 CAPER

This CAPER is the first end-of-year report for the Consortium compiled under the current Consolidated Plan. The report covers the 2010 program year (July 1, 2010 through June 30, 2011). It reports on activities undertaken during the 2010 program year and progress made in this first-year toward the five-year 2010-2014 Consolidated Plan strategies and objectives.

This document includes an executive summary, an introduction, a summary of resources and distribution of funds, and narrative sections. It also includes appendices which contain financial and program accomplishment information from HUD's Integrated Disbursement and Information System (IDIS), as well as other supporting documentation.

A draft of this report was made available for a 15-day public review and comment period. Two comments were received and are summarized and responded to in Section III.G. This final report will be submitted to HUD no later than 90 days after the end of the program year, as required.

II. SUMMARY OF RESOURCES AND DISTRIBUTION OF FUNDS

A. How Much Money Was Available? How Much Money Did We Spend?

The tables below provide a summary of the CDBG, HOME, and ESG funds available and expended during the 2010 program year. These funds as well as additional funds from local resources were used to assist the Consortium in making progress towards the Consolidated Plan strategies and objectives.

Community Development Block Grant (CDBG)

Unexpended CDBG funds at end of PY 2009	\$ 3,227,181.88
PY 2010 CDBG Entitlement Grant	\$ 3,331,906.00
PY 2010 Program Income	\$ 255,441.96
Total CDBG Funds Available	\$ 6,814,529.84

CDBG Funds Expended	\$ 3,064,867.83
Unexpended Balance at end of PY 2010	\$ 3,749,662.01

HOME Investment Partnerships (HOME)

Unexpended HOME funds at end of PY 2009	\$3,246,840.71
PY 2010 HOME Entitlement Grant	\$2,264,088.00
PY 2010 Program Income	\$ 236,379.92
Total HOME Funds Available	\$5,747,308.63

HOME Funds Expended	\$2,367,427.84
Unexpended Balance at end of PY 2010	\$3,379,880.79

Emergency Shelter Grant Funds (ESG)

Unexpended ESG funds at end of PY 2009	\$ 36,243.66
2010 ESG Entitlement Grant	\$135,560.00
Total ESG Funds Available	\$171,803.66

ESG Funds Expended	\$166,045.25
Unexpended Balance at end of PY 2010	\$ 5,768.41

The unexpended balances at the end of the 2010 program year (June 30, 2011) mostly reflect funding that has been allocated to specific activities, but has not yet been expended. Some projects such as construction projects, take longer than one year to complete. In addition, final draw downs for some projects that provided assistance during the 2010 program year will be made in the 2011 program year.

The table below provides a summary of the CDBG, HOME, and ESG funds committed to activities during the 2010 program year.

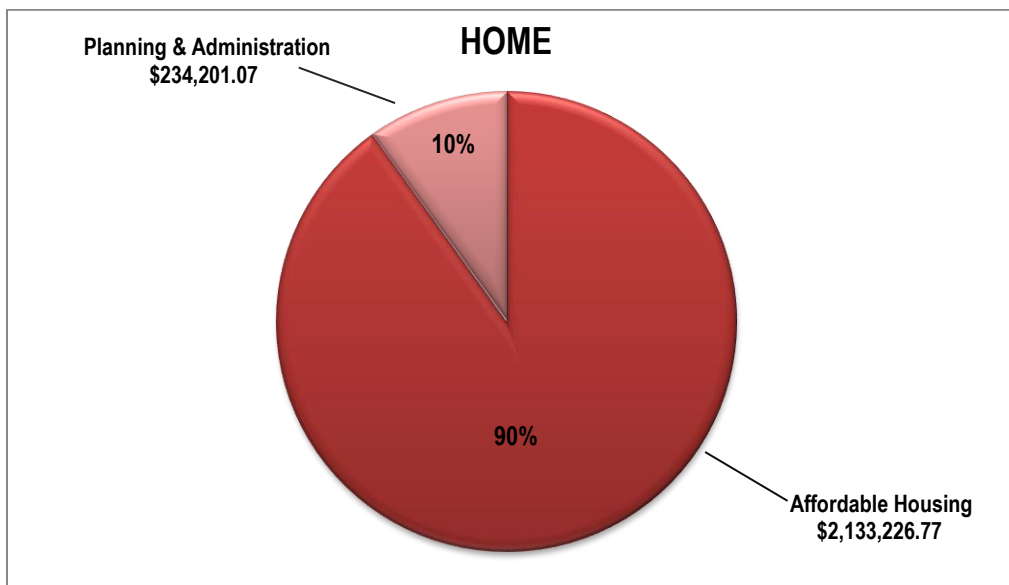
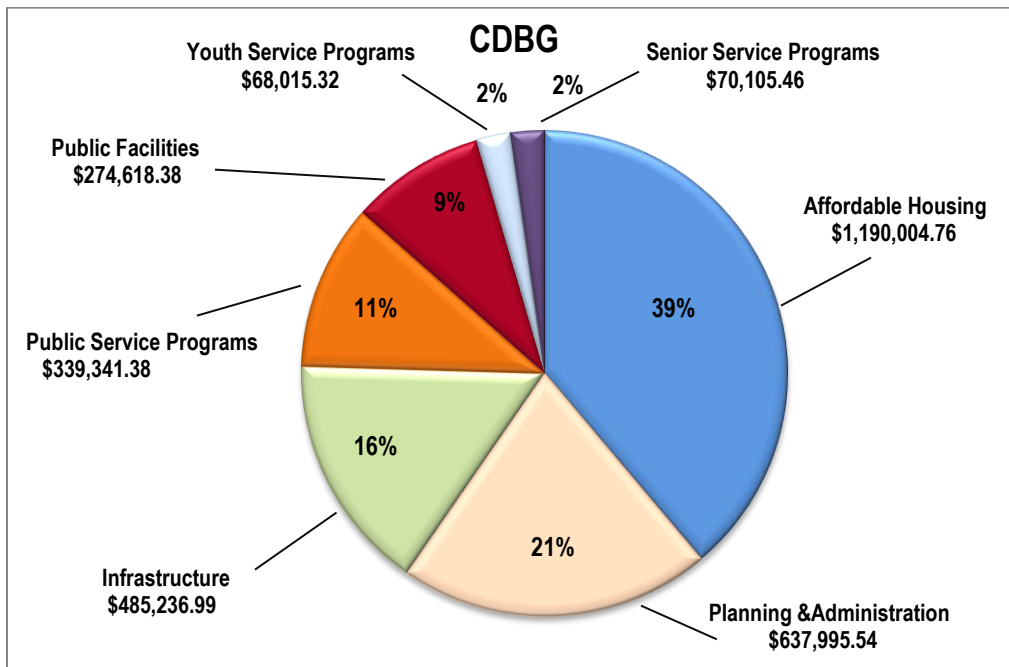
Funds Committed

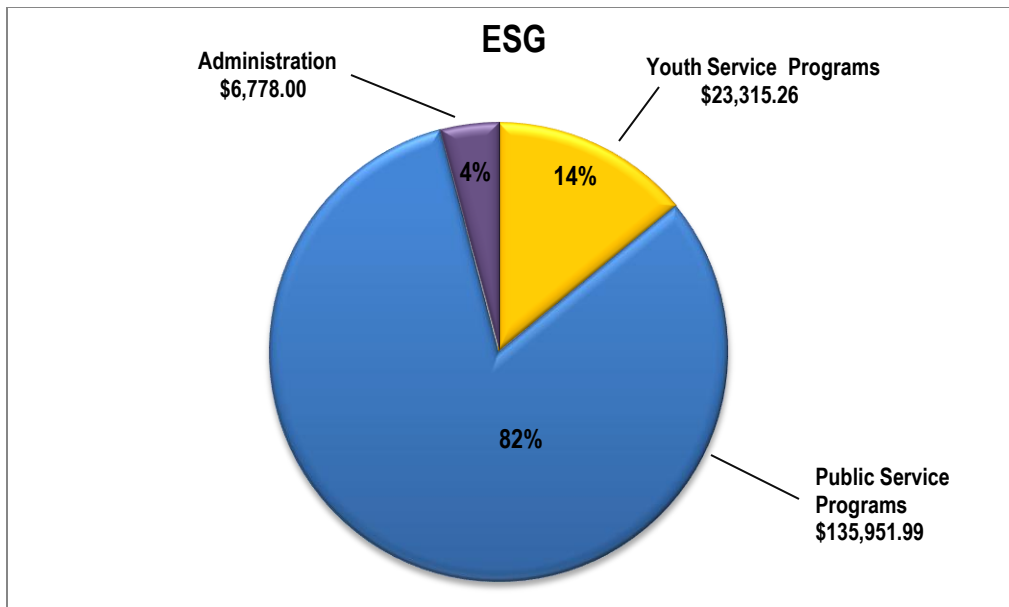
CDBG Funds Committed	\$3,689,666.55
HOME Funds Committed	\$2,767,124.93
ESG Funds Committed	\$ 135,990.85

B. How Did We Spend the Money?

The Consortium's Consolidated Plan contains seven priority goals to guide investment of these funds. The goals include: affordable housing, public facilities, infrastructure, youth service programs, senior service programs, public service programs, and grant administration and planning.

The following pie charts show how much money was spent on each goal under each funding source during the 2010 program year.





C. Where Did We Spend the Money?

Because the needs addressed by the Snohomish County Urban County Consortium are found in all parts of the County, project locations are likewise spread throughout the County. Some projects benefit specific areas of the County, while others provide County-wide benefits.

- Affordable rental housing capital projects open during the year are located in Everett, Lake Stevens, Marysville, Monroe, Stanwood, and Sultan.
- The homeowner housing rehabilitation programs assisted low- and moderate-income homeowners from across the County to make needed repairs to their homes in Arlington, Brier, Darrington, Edmonds, Everett, Gold Bar, Granite Falls, Lake Stevens, Lynnwood, Marysville, Mill Creek, Monroe, Mountlake Terrace, Mukilteo, Snohomish, Stanwood, Sultan, and unincorporated Snohomish County.
- The homebuyer purchase assistance programs assisted low- and moderate-income households to purchase their first homes in Arlington, Brier, Edmonds, Everett, Lynnwood, Marysville, Monroe, Mountlake Terrace, and unincorporated Snohomish County.
- Public facility projects open during the year are located in Arlington, Everett, Mountlake Terrace, and Sultan.
- Infrastructure projects open during the year are located in Darrington, Gold Bar, Granite Falls, Lynnwood, Monroe, Mountlake Terrace, Startup Water District, and Sultan. These projects are located in areas which are predominately low- and moderate-income.

- Most service projects serve persons from throughout Snohomish County, while a few serve specific areas, such as the Sky Valley area.

III. NARRATIVE STATEMENTS

A. ASSESSMENT OF FIVE-YEAR GOALS AND OBJECTIVES

All of the projects assisted with the Consortium's CDBG, HOME, and ESG funds during the 2010 program year address strategies and objectives contained in the 2010-2014 Consolidated Plan. The affordable housing projects helped to make decent and safe housing affordable, accessible, and available in our community to low-to-moderate income households. The community development activities helped to create more suitable living environments and sustainable communities through public facility and infrastructure improvements and services which benefit low- and moderate-income people and neighborhoods. The projects funded provided opportunities for low- and moderate income persons, including persons experiencing homelessness and persons with special needs, to increase or maintain their independence, and achieve or move towards long-term stability.

The priorities contained in the 2010-2014 Consolidated Plan are listed below along with their corresponding strategies and objectives. Projects funded and active during this reporting period are listed under the specific Consolidated Plan priority, strategy, and objective to which they correlate. The information is presented in a table format for easy reference. Each project summary includes the following information: project sponsor, project name, funding source (ex. CDBG, HOME, ESG), year funded, objective/outcome, brief project description, and project status or accomplishment.

The information in these tables is intended to help the reader assess:

- the purpose of each project,
- how the project will help meet the five-year Consolidated Plan goals, and
- progress made during this first-year, the 2010 program year, towards the five-year goals.

Reporting data in this CAPER is current through June 30, 2011. Projects funded may be referenced in more than one priority area. In addition, where objectives are not related to funding awards for specific projects, but rather to other activities, narrative is included to help the reader assess progress in these areas. Accomplishments achieved towards the goals with local funds or other Federal funds during the reporting period are also included in the tables below.

These tables may be referenced in conjunction with the accomplishment summary tables in the Executive Summary to further assess progress towards the five-year goals. Additional evaluation may be referenced in Section III.H. of this document.

In 2006, HUD implemented a new performance measurement system for CDBG, HOME, and ESG funds. The table below identifies the objectives and outcomes that are measured under this system and the corresponding codes for these objectives and outcomes. The project information contained in the tables below includes the code for the specific objective and outcome selected for each project, where relevant.

HUD Performance Objectives and Outcomes

	Availability/ Accessibility	Affordability	Sustainability
Decent Housing	DH-1	DH-2	DH-3
Suitable Living Environment	SL-1	SL-2	SL-3
Economic Opportunity	EO-1	EO-2	EO-3

Affordable Housing Priority

Affordable Housing Strategy H-1: Sustain and increase to the extent possible with available funds, the number of subsidized rental apartments affordable to households with incomes of up to 80% of area median income, with emphasis on those at or below 50% of area median income, through:

- 1) acquisition and/or rehabilitation of existing units;
- 2) new construction;
- 3) provision of rent subsidies; and
- 4) preservation and transition of for-profit housing units to non-profit ownership of HUD Section 8, or similarly subsidized housing, where there is a risk of converting to market-rate rents not affordable to low-income households.

Affordable Housing Objective HO-1: Assist with the acquisition, rehabilitation, construction, and/or preservation of 760 multi-family housing units for low-income renters. The County anticipates that approximately 75% of the units will be affordable to households with less than 50% of the area median income, and the balance largely affordable to households with incomes between 50% and 80% of the median. Ensure that development costs are reasonable while continuing to meet the needs of populations served and quality standards.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2004 HOME 2005 HOME 2006 HOME 2007 HOME 2010 AHTF 2008 AHTF 2010 (Everett set-aside) HOME 2009 Outcome DH-2	<u>Artspace Projects, Inc.</u> Artspace Everett Lofts	New construction of 40 rental units in a mixed-use building in downtown Everett. Nineteen units will be affordable at or below 60% of the area median income (AMI), and 21 units at or below 50% of the area median income. Target population is artists, but anyone meeting income requirements will be eligible for residence. Two of the units are accessible units.	Project complete.
HOME 2010 Outcome DH-2	<u>Housing Authority of Snohomish County</u> Fairview I	Rehabilitation of 24-unit apartment complex in Monroe in order to address health and safety concerns. Project will help maintain affordable housing for households with incomes at or below 50% of the area median income.	Project open. Environmental review complete. Contract executed. Construction underway. Project is 93% complete.
HOME 2008 HOME 2009 AHTF 2008 Outcome DH-2	<u>Housing Hope</u> Lincoln Hill Village	New construction of 24 units of affordable rental housing in six buildings in Stanwood in order to create new units affordable to households with incomes at or below 50% of the area median income. Five of the units will provide transitional housing for homeless families. Nine of the units are accessible units.	Project open. Contract executed. Construction complete and units fully leased. Awaiting final documentation, final invoice, and closeout.
NSP 1 Outcome DH-2	<u>Housing Hope</u> Mount Baker View	Acquisition of a 21-unit condo-style apartment complex in Everett (foreclosed property) to create new units of affordable rental housing. Six units will be affordable at or below 30% of area median income (AMI), ten units at or below 50% of AMI, four units at or below 60% AMI, and one unit at or below 120% AMI.	Project complete.
NSP 3 Outcome DH-2	<u>Housing Hope</u> Park Place Townhomes	Acquisition of 14-unit townhome development in Marysville (foreclosed property) to create new units of affordable rental housing. Units will be affordable to households with incomes at or below 50% of the area median income.	Funds budgeted. Funding awarded from State in May 2011. Environmental review complete. State in process of contracting with County. County in process of negotiating sub-contract with Agency.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2009 Outcome DH-2	<u>Senior Services</u> RD Preservation Portfolio -- Friendship House I and II, Galway Bay Apartments, and Wishing Well I Apartments	Acquisition and rehabilitation of four existing apartment communities in Marysville (one site, 40 units), Monroe (two sites, 35 units and 29 units), and Sultan (one-site, 26 units). Project will preserve affordable rental housing for seniors and persons with disabilities. Fifty two units are affordable at or below 30% of the area median income (AMI), 75 units are affordable at or below 50% of the AMI, and three units are non-income qualified manager's units. Twenty percent of units are set-aside for persons with disabilities.	Funds budgeted. Additional HOME funds awarded to project in May 2011. Agency is in process of securing remaining financing needed for the project.

Affordable Housing Objective HO-2: Use current Section 8 rent subsidies to assist about 3,000 very low-income households each year. Administer the program as effectively as possible given reduced Federal housing resources.

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidies for Snohomish County. Through February 2010, the vouchers housed clients in Snohomish County, outside the City of Everett. As of March 2010, through an agreement with the Everett Housing Authority (EHA), the Section 8 vouchers administered by both agencies may house clients anywhere in the County. In the 2010 program year, HASCO reported that it served an average of 2,983 households per month under their Section 8 program. During the 2010 calendar year, HASCO was able to provide vouchers to 149 new households from the waiting list.

Affordable Housing Objective HO-3: Support the provision of programs related to fair housing for low-income renters.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010	<u>Snohomish County</u> Community Housing Resource Board	Provide fair housing information and education to the community through activities such as landlord/tenant and fair housing workshops.	Provided two workshops in Everett and one in Marysville to 45 persons. Also provided two workshops in Everett targeted to Spanish speakers to 53 persons. Served a total of 98 persons.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010 Outcome DH-1	<u>Volunteers of America</u> Rental Housing Mediation/Fair Housing Counseling	Provide information on landlord/tenant laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and Fair Housing Counseling to individuals who believe they are experiencing discrimination in housing.	With Snohomish County CDBG funds, served 1,082 persons.

Affordable Housing Strategy H-2: Provide support for operations of existing homeless shelters and transitional and permanent homeless housing units and for the development of new homeless shelters and new homeless housing units in under-served areas and for under-served subpopulations to assist households to move from homelessness to increased self-sufficiency and independent living.

Affordable Housing Objective HO-4: Maintain the existing shelter, transitional housing, and permanent housing system/inventory for homeless persons consisting of approximately 1,300 units (2,600 beds).

The current emergency shelter, transitional housing, and permanent housing system/inventory for homeless persons consists of approximately 1,778 units (2,400 beds).

Affordable Housing Objective HO-5: Develop new shelter beds, transitional housing units, rent subsidies, and permanent housing units for homeless persons based on demonstrated need, under-served areas, and under-served populations. Emphasize permanent housing coupled with appropriate level of services needed to assist homeless persons to maintain stability. Increase inventory by an additional 30 units per year for a total of 150 units over five years.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
SHP 2009 Outcome DH-2	<u>Catholic Community Services</u> Alderbrooke Chronic Leasing	Provide funding for leasing, services, and operating costs for two years for 8 units in Lynnwood to provide permanent supportive housing to chronically homeless individuals.	Project complete. Project was implemented in 2010 and all units are leased.
SHP 2008 Outcome DH-2	<u>Catholic Community Services</u> Chronic Leasing Program for Chronically Disabled Persons	Provide funding for leasing, services, and operating costs for 8 scattered-site units in Snohomish County to provide permanent supportive housing to chronically homeless persons.	Project complete. Project began operating in 2009 and units were fully leased in 2010.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
SHP 2010 Outcome DH-2	<u>Catholic Community Services</u> Reallocated Permanent Supportive Housing	Provide funding for leasing, services, and operating costs for 4 units at scattered sites in Snohomish County to provide permanent supportive housing to chronically homeless persons.	Funds budgeted. Project is anticipated to begin implementation in 2011 program year.
SHP 2010 Outcome DH-2	<u>Catholic Community Services</u> New Permanent Housing	Provide funding for leasing services and operating costs for 8 units at scattered sites in Snohomish County to provide permanent supportive housing to chronically homeless persons.	Funds budgeted. Project is anticipated to begin implementation in 2011 program year.
AHTF 2008 AHTF 2009 Outcome SL-1	<u>Cocoon House</u> East Shelter	Project will pay for development costs to construct a new six-bed youth emergency shelter in Monroe serving homeless youth between the ages of 18 to 21.	Project complete.
Snohomish County Sales Tax Revolving Loan Program	<u>Domestic Violence Services</u> Everyone Deserves to Be Safe	Phase I of project will consist of the remodel of buildings at site to create a 60-bed emergency shelter for victims of domestic violence, a shelter kitchen, a day care facility, and offices for administration and legal and support services. An estimated 60% of shelter clients have mental health or chemical dependency issues.	Loan awarded for pre-development activities, design, permits, and remodel activities for Phase 1 of project development.
HOME 2008 HOME 2009 AHTF 2008 Outcome DH-2	<u>Housing Hope</u> Lincoln Hill Village	New construction of 24 units of affordable rental housing in six buildings in Stanwood in order to create new units affordable to households with incomes at or below 50% of the area median income. Five of the units will provide transitional housing for homeless families. Nine of the units are accessible units.	Project open. Construction complete and units fully leased. Awaiting final documentation and closeout. Five of the units will provide transitional housing for homeless families.

***Affordable Housing Objective HO-6:** Continue to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.*

During the reporting period, the County and Consortium continued to support the operation of facilities and programs providing shelter and/or housing coupled with supportive services to persons experiencing homelessness.

CDBG public service funds and ESG funds were used by several projects to provide emergency shelter, transitional housing, and services to homeless persons. These projects include:

- Catholic Community Services, *Pregnant and Parenting Women's Housing Program*
- Cocoon House, *Teen Shelter & Transitional Housing*
- Housing Hope, *Homeless Services*
- Housing Hope, *New Century Village*
- Housing Hope, *Transitions*
- The Interfaith Association, *Interfaith Family Shelter*
- Domestic Violence Services of Snohomish County, *Domestic Violence Services*
- Domestic Violence Services of Snohomish County, *Transitional Housing for Victims of Domestic Violence*
- Volunteers of America, *Emergency Housing Assistance*
- YWCA, *Pathways Families in Transition/Homeward Bound*

More information regarding these projects may be found later on in this Section under the community development priorities for youth service and public service programs.

In addition to CDBG Public Services and ESG funds, the County provided local Affordable Housing Trust Funds (AHTF) for operating and/or maintenance costs to nine projects providing emergency shelter, transitional housing, or permanent housing for homeless persons and families.

The Continuum of Care Narrative located in Section IV.D. also provides information on projects funded through the Continuum of Care for homeless persons and families that support this objective.

Affordable Housing Objective HO-7: Continue to support programs that provide assistance to prevent households at risk from becoming homeless, especially those at imminent risk of homelessness.

During the reporting period, Snohomish County continued to support programs that provide assistance for households at risk of becoming homeless. The Snohomish County Human Services Department continued operation of the Homeless Prevention and Rapid Re-Housing Program. The program provides financial assistance such as rent and utility subsidies, as well as housing stability assistance, such as case management, credit repair, and housing search as part of its homeless prevention activities. In addition, the Snohomish County Human Services Department provided local Ending Homelessness Program funding to four eviction prevention programs in the community, which provide rent subsidies, utility subsidies, and legal assistance to at-risk households.

Affordable Housing Strategy H-3: Provide support for the operations and development of transitional and permanent rental units, rent subsidies, and service programs for person with special needs, including: elderly persons, frail elderly persons, persons with chronic mental illness, persons with developmental disabilities, persons with physical disabilities, persons in recovery from substance abuse, persons living with HIV/AIDs, and victims of domestic violence.

Affordable Housing Objective HO-8: Increase the supply of transitional and permanent rental housing units for persons with special needs populations by 228 over the next five years. These units are included in the 760 units to be added for low-income households under Strategy H-1.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2004 HOME 2005 HOME 2006 HOME 2007 (Everett set-aside) AHTF 2008 AHTF 2010 (Everett set-aside) HOME 2009 Outcome DH-2	<u>Artspace Projects, Inc.</u> Artspace Everett Lofts	New construction of 40 rental units in a mixed-use building in downtown Everett. Nineteen units will be affordable at or below 60% of the area median income (AMI), and 21 units at or below 50% of the area median income. Target population is artists. Two of the units are accessible units.	Project complete. Two of the units are accessible units.
HOME 2008 HOME 2009 AHTF 2008 Outcome DH-2	<u>Housing Hope</u> Lincoln Hill Village	New construction of 24 units of affordable rental housing in six buildings in Stanwood in order to create new units affordable to households with incomes at or below 50% of the area median income. Five of the units will provide transitional housing for homeless families. Nine of the units are accessible units.	Project open. Contract executed. Construction complete and units fully leased. Awaiting final documentation, final invoice, and closeout. Nine of the units are accessible units.
CDBG-R Outcome DH-2	<u>Parkview Services</u> Parkview Homes IX	Acquisition and rehabilitation of one single family home with 2 units (one upper unit with three bedrooms and one lower unit with one bedroom) in Lake Stevens to provide permanent supportive rental housing for adults with developmental disabilities with incomes at or below 30% of the area median income. On-site supportive	Project open. Acquisition complete. Agency selected architect and opened bid in May for rehabilitation work. Only one bid was received. Agency opened re-bid in June with July closing date.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
		services to be provided by other non-profit agencies.	
2009 AHTF (Everett set-aside) 2010 AHTF Outcome: DH-2	<u>Washington Home of Your Own</u> A Place of My Own	Acquisition of property in Everett to demolish existing vacant house and construct 8-unit HUD 811 independent living community serving persons with physical and mental disabilities with incomes at or below 30% of the area median income.	Project awarded additional funds in 2010 from County. City and County contracts with Agency executed. Construction began in April and is 15% complete.

Additional projects that will preserve existing affordable housing units for elderly persons and persons with disabilities may be referenced under Objective HO-1.

Affordable Housing Objective HO-9: Maintain and increase rent subsidies for persons with special needs through the Section 8 program and other programs, to the extent that funding is available, to assist approximately 365 households each year for the next five years for a total of 1,825 households (duplicated count) assisted.

Approximately 442 rent subsidies were provided to persons with special needs through the Section 8 program and other programs during the 2010 program year. Although some vouchers previously set-aside for persons with special needs were no longer designated for this purpose, new vouchers for persons with special needs were brought on-line or awarded during the program year.

The Housing Authority of Snohomish County (HASCO) administers Section 8 rent subsidies for Snohomish County. In the 2010 program year, HASCO reported that it served an average of 2,983 households per month under this program. Two hundred and five (205) of these vouchers were previously designated for non-elderly disabled households, but no longer carried that designation during the program year. Based on recent HUD guidance, these vouchers as well as an additional 100 vouchers, for a total of 305 vouchers, will be designated to serve non-elderly disabled households for the 2011 program year. In addition, HASCO had previously set-aside additional vouchers under the Section 8 program for special needs populations. In 2010, HASCO replaced 12 of these set-aside vouchers at the Stanwood Senior Center with project-based vouchers, but decided not to renew the remaining set-aside vouchers.

HASCO has made continuing efforts to seek additional Section 8 vouchers designated for persons with special needs, as opportunities are made available from HUD.

HASCO applied to HUD for 200 new, non-elderly, disabled Section 8 vouchers in July 2010, including 150 Category 1 vouchers for people currently on the HASCO waitlist and 50 for persons exiting institutions (ex. nursing homes or other health care facilities). HASCO did not receive an award for Category 1 vouchers, but did receive an award for

all 50 of the Category 2 vouchers in January 2011. Twelve of these vouchers were leased up by the end of the program year. The program combines rental assistance vouchers with supportive services provided by the Department of Social and Health Services (DSHS), funded by Health and Human Services Centers for Medicare and Medicaid, to allow participants to live independently in the community.

In November 2010, HASCO applied to HUD for 50 Family Unification Program Section 8 vouchers. HASCO recently received an award for all 50 vouchers in June 2011. The vouchers are targeted to two populations: 1) families in the child welfare system where, because of lack of adequate housing, the child(ren) are either at imminent risk of being placed in foster care or are currently in foster care but cannot be returned home, and 2) youth ages 18 to 21 who left foster care after age 16 but do not currently have adequate housing. The program combines rental assistance vouchers with case management provided by DSHS, Division of Children and Family Services.

HASCO was also awarded 35 Section 8 Veterans Affairs Supportive Housing (HUD-VASH) vouchers in August 2009, 25 HUD-VASH vouchers in June 2010, and another 25 HUD-VASH vouchers in July 2011. Fifteen of the vouchers were leased up by the end of the 2009 program year, and all 60 of the 2009 and 2010 vouchers were leased up by the end of the 2010 program year. The program combines rental assistance vouchers with case management and clinical services provided by the Veterans Affairs at its medical centers and in the community.

In the 2009 program year, Snohomish County began implementation of a rental assistance voucher program which helps to meet critical housing needs for low-income persons with mental health and chemical dependency disorders. Snohomish County continued the program with full implementation in the 2010 program year. The program is funded from a local sales tax. During the year, vouchers were provided to 358 low-income households, including 218 individuals and 140 families. The housing assistance is provided to persons who are actively progressing in treatment and may be received for up to 6 months. The vouchers provide temporary housing stability in order to help participants succeed in treatment and to provide time to obtain more permanent housing. At the end of the program year, 54 percent of participants had successfully completed the program and were able to self-assume their rent. Another 21 percent were still active in the program and working towards completion.

In addition to these rent subsidies for persons with special needs, additional rents subsidies for homeless persons or persons at risk of homelessness are provided in the community and are categorized under Affordable Housing Strategy H-2. A summary of some of these subsidies is provided below.

HASCO is the grantee for the Shelter Plus Care project, which is administered by the YWCA of Seattle-King County-Snohomish County. Two hundred twenty eight (228) units are currently authorized for the program. The project provided 525 beds of permanent supportive housing to homeless adults (individuals and families) with disabilities in the 2010 program year.

The Supportive Housing Program (SHP) program supports several projects that provide rent subsidies and other assistance to persons experiencing homelessness. Some of these subsidies are specifically for chronically homeless individuals with disabling conditions. The Ending Homelessness Program (EHP) also supports several projects that provide rent subsidies to persons experiencing homelessness or who are at risk of homelessness. Some of these subsidies are for persons with special needs, such as veterans and persons with mental illness.

In the 2010 program year, HASCO also continued to commit 240 project-based rental assistance vouchers in Snohomish County in support of the Bill and Melinda Gates Foundation Sound Families Initiative. The Initiative links housing and supportive services for homeless families with children.

More information on the Continuum of Care can be found in Section III.D. of this document.

Affordable Housing Objective HO-10: Provide support to service programs necessary for people living with special needs to live independently.

Several service programs for people living with special needs that enable them to live independently were supported with CDBG and ESG funds during the reporting period. These projects are listed below.

- Catholic Community Services, *Volunteer Chore Services*
- Domestic Violence Services of Snohomish County, *Domestic Violence Services*
- Domestic Violence Services of Snohomish County, *Transitional Housing for Victims of Domestic Violence*
- Intercommunity Mercy Housing, *Senior Housing Case Management/Service Coordination*
- Senior Services of Snohomish County, *Housing Social Services*
- Village Community Services, *Aging Adults with Disabilities*

More information on these projects may be found later on in this Section under the community development priorities for senior service programs and public service programs.

Affordable Housing Strategy H-4: Assist low- and moderate-income homeowners to stay in their homes and maintain the current housing stock through home repair, home rehabilitation, and home weatherization activities.

Affordable Housing Objective HO-11: Provide housing rehabilitation loans to 175 low- and moderate-income homeowners with incomes at or below 80% of the area median income at the rate of 35 per year.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
2007 HOME 2009 HOME 2010 HOME HOME Program Income Outcome DH-1	<u>City of Everett</u> Community Housing Improvement Program (CHIP)	Provide loans to low- and moderate- income homeowners in Everett to rehabilitate their homes.	Program is ongoing. Contract executed with City for 2007, 2009, and 2010 funds. Program completed loans for 2 households in 2010. Awaiting documentation for additional loans provided.
CDBG 2008 CDBG 2009 CDBG 2010 HOME 2008 HOME 2009 HOME 2010 CDBG and HOME Program Income Outcome DH-1	<u>Housing Authority of Snohomish County (HASCO)</u> Single Family Rehabilitation Loan Program	Provide loans to low- and moderate-income homeowners in Snohomish County, outside the cities of Everett and Bothell, to rehabilitate their homes.	Program is ongoing. The 2008 CDBG and 2008 HOME funds are expended. The 2010 HOME funds were cancelled. The 2010 CDBG and 2009 HOME activities are open. Program served 20 households in 2010.
CDBG-R Outcome DH-1	<u>Housing Authority of Snohomish County (HASCO)</u> Single Family Rehabilitation Loan Program Energy Conservation Improvements	Provide 5 loans to low- and moderate-income homeowners in Snohomish County, outside the cities of Everett and Bothell, to rehabilitate their homes. At least 60% of the costs under each loan will be for energy efficiency improvements and green building materials and technologies.	Project open. Contract executed. Additional CDBG-R funds were awarded to this project from a cost under run on another CDBG-R project.

Affordable Housing Objective H0-12: Provide grants to 375 homeowners with incomes at or below 50% of the area median income, at a rate of 75 households per year to make pre- and post-weatherization repairs to guarantee the efficacy of the weatherization measures and to address health and safety issues.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 CDBG 2010 Outcome DH-1	<u>Snohomish County</u> <u>Human Services</u> <u>Department</u> Weatherization Program	Provide weatherization home repairs and repair or replacement of heating systems as part of a complete package of weatherization, health and safety, and repair services to low- and moderate-income homeowners in Snohomish County, outside the cities of Everett and Bothell.	The 2009 activity is complete. The 2010 activity is open. Program served 41 households in 2010.

***Affordable Housing Objective HO-13:** Provide minor home repairs for 1,625 elderly and disabled homeowners with incomes at or below 50% of the area median income at a rate of 325 homes per year by providing health- and safety-related repairs.*

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 CDBG 2010 Outcome DH-1	Senior Services of <u>Snohomish County</u> Minor Home Repair	Provide minor home health and safety repairs to homes of low-income senior and disabled homeowners in Snohomish County, outside the cities of Everett and Bothell.	The 2009 activity is complete. The 2010 activity is open. Program served 377 households in 2010.

Affordable Housing Strategy H-5: Increase the incidence of homeownership by low- and moderate-income households using self-help construction, manufactured housing, homebuyer education and downpayment assistance and purchase assistance programs.

***Affordable Housing Objective HO-14:** Provide 50 units for purchase for first-time homebuyers with incomes at or below 80% of the area median income over five years.*

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2003 (Everett set-aside) Outcome DH-2	<u>Habitat for</u> <u>Humanity</u> Monagan Mor Project	Acquisition of property to construct 4 townhomes in Everett through "sweat equity" program for homebuyers with incomes at or below 50% of the area median income.	Project open. Construction 99% complete. Two homes are completed and occupied. Remaining two homes are anticipated to be completed and occupied by end of September.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
AHTF 2006 Outcome DH-2	<u>Habitat for Humanity</u> Gold Bar (formerly Stevens Creek)	Acquisition of property and construction of 1 homeownership unit in Gold Bar affordable to first time homebuyers with incomes at or below 50% of the area median income.	Project open. Acquisition complete. Construction scheduled to begin in September 2011 after completion of Monagan Mor project listed above.
HOME 2010 Outcome DH-2	<u>Habitat for Humanity</u> Villa de Gracia	Acquisition of property in Marysville to construct 5 homes through "sweat-equity" program for first-time homebuyers with incomes at or below 50% of the area median income.	Project open. Environmental review complete. County in process of contracting with Agency.
USDA Rural Development	<u>Housing Hope</u> Self-Help Housing Program	Ongoing program which constructs new homes for low- and moderate-income homebuyers through sweat equity team homebuilding model. Homes are located in North and East Snohomish County.	Completed construction of 14 homes at Copper Station site in Stanwood. An additional 5 homes at this site are underway. Construction of 14 homes in Monroe and 10 homes in Snohomish are also planned.
HOME 2007 HOME 2008 (Everett Set-Aside) Outcome DH-2	<u>Home for Good:</u> Urban Gardens Broadway	Acquisition of property in downtown Everett on Broadway for construction of mixed-use building with 21 homeownership units of workforce housing and commercial space to be used for community benefitting services. Up to 11 units to be set-aside as homeownership units affordable to households with incomes at or below 80% of the area median income.	Funding award proposed for cancellation and re-allocation to another project by City of Everett.

Affordable Housing Objective HO-15: Provide financing assistance for 70 first-time buyers with incomes at or below 80% of the area median income.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2006 HOME 2010 ADDI 2006 CDBG and HOME Program Income Outcome DH-2	<u>HomeSight</u> Puget Sound First Time Homebuyers Assistance	Provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell.	Program ongoing. County in process of contracting for 2010 funds. Program provided purchase assistance to 14 households in 2010.
ADDI 2004 ADDI 2005 ADDI 2006 Outcome DH-2	<u>City of Everett</u> <u>Negotiated Set-Aside</u> <u>HomeSight</u> Downpayment Assistance	Provide purchase assistance to low- and moderate-income first-time homebuyers in the City of Everett.	Program ongoing. 2004 funds expended. Program provided purchase assistance to 1 household in 2010.
HOME 2010 Outcome DH-2	<u>Home for Good</u> Community Land Trust in MLT	Provide down payment assistance to 15 low- and moderate income first-time homebuyers in new homes to be constructed as part of a new community land trust project in Mountlake Terrace to provide mixed- income homeownership targeting the workforce community.	Project cancelled.
ADDI 2008 HOME 2009 HOME 2010 Outcome DH-2	<u>Housing Hope</u> Homeownership Assistance Fund	Provide purchase assistance to low- and moderate income first-time homebuyers participating in Agency's sweat-equity homeownership programs in Snohomish County, outside the Cities of Everett and Bothell.	Funds budgeted. County in process of contracting with Agency.
WA State Housing Trust Fund	<u>Housing Hope</u> Homeownership Assistance Fund	Provides purchase assistance to low- and moderate-income first-time homebuyers participating in Agency's sweat-equity homeownership program in Snohomish County.	Program ongoing. Provided purchase assistance to 7 households.
2007 HOME 2009 HOME 2010 HOME 2007 ADDI 2008 ADDI (Everett Set-Aside) Outcome DH-2	<u>City of Everett</u> <u>Negotiated Set-Aside</u> <u>Parkview Services</u> Parkview Homeownership	Provide purchase assistance to low- and moderate income first-time homebuyers in City of Everett where at least one member of the household has a physical or mental disability.	Program ongoing. 2007, 2008, and 2009 funds expended. County in process of contracting for 2010 funds. Program provided purchase assistance to 5 households in 2010.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2009 HOME 2010 Outcome DH-2	<u>Parkview Services</u> Homeownership for People with Disabilities	Provide purchase assistance to low- and moderate-income first-time homebuyers in Snohomish County, outside the Cities of Everett and Bothell, where at least one member of the household has a physical or mental disability.	Program ongoing. County in process of contracting for 2010 funds. Program provided purchase assistance to 2 households in 2010.

***Affordable Housing Objective HO-16:** Conduct homebuyer education classes for 1,000 potential homebuyers.*

No Federal formula funds are currently programmed to provide homebuyer education classes. However, HomeSight and Parkview Services provide homebuyer education and financial counseling classes with other funds as part of their first-time homebuyer programs for Snohomish County. These programs provided education and counseling to 200 potential homebuyers in Snohomish County in the 2010 program year.

Affordable Housing Strategy H-6: Improve the processes for utilizing the grant funds administered by the County.

***Affordable Housing Objective HO-17:** Continue to enhance the financial and administrative rigor of the project review process with additional outside financial analysis.*

The County continued to use both the refined objective evaluation criteria for proposed housing projects and the standardized financial project profiles first implemented in the Program Year 2006 funding round to strengthen the financial rigor of the project review process. The County consulted with the State on projects applying for both state and County funds to determine project viability.

***Affordable Housing Objective HO-18:** Continue to align and streamline funding processes for housing capital projects with other key funders, to the extent feasible.*

In the last funding round, the County continued to use the WA State Housing Trust Fund Application with a local supplement for Snohomish County in order to provide a more streamlined application process. The County continued to participate in regularly scheduled regional and state meetings of public funders, such as the Monitoring Coordination Task Force and the Housing Trust Fund Policy Advisory Team to discuss projects, organizational capacity, joint monitoring, and other coordination-related issues.

***Affordable Housing Objective HO-19:** Increase the predictability of housing production by providing stability and continuity in project funding.*

The Snohomish County Urban County Consortium 2010-2014 Housing and Community Development Consolidated Plan was adopted in May 2010. The plan includes priority goals for local affordable housing production over the five-year period. The goals were based on projected funding available at that time from resources administered by the County as well as resources from other sources anticipated to be available.

The plan supports a continued strategy of addressing housing needs for low- and moderate-income households across the housing continuum, including needs for persons experiencing homelessness, persons with special needs, renters, homeowners, and first-time homebuyers. The Plan goals are intended to assist in the predictability of local funding priorities.

Affordable housing projects selected for funding for the 2010 and 2011 program years are consistent with the 2010-2014 Consolidated Plan goals. The projects selected address housing needs across the housing continuum. However, for 2011, the anticipated funding levels for Federal, state, and some local funding for affordable housing projects were lower than anticipated. If reduced revenues from these sources continue in subsequent years, it will have a negative impact on the overall number of affordable housing units that may be developed or maintained as outlined in the goals. Due to the decreased funding levels, the County plans to re-evaluate local funding priorities in the upcoming year.

Affordable Housing Strategy H-7: Enhance the resources that can be used for housing production.

Affordable Housing Objective HO-20: Continue the CDBG float loan program as a tool to facilitate development of affordable housing in Snohomish County.

The County continued to make its CDBG float loan program available during the program year. There were no new float loans made during this time.

Affordable Housing Objective HO-21: Continue the Snohomish County Affordable Housing Trust Fund as a tool to facilitate development of affordable housing in Snohomish County.

The County continued administering the Snohomish County Affordable Housing Trust Fund (AHTF) program during the program year.

Affordable Housing Objective HO-22: Maintain and support the equitable use of Washington State Housing Trust Fund dollars for affordable housing projects in Snohomish County.

During the reporting period the County provided input to the Washington State Department of Commerce on local affordable housing projects that received local funding commitments and applied to the State for additional funding.

Affordable Housing Objective HO-23: Support the equitable use of low-income housing tax credits for affordable housing in Snohomish County.

Snohomish County participated in opportunities provided by the Washington State Housing Finance Commission (WSHFC) to stakeholders for comments and feedback regarding low-income housing tax credit program policies. In July 2010, the Snohomish County Human Services Department recommended changes that would encourage, instead of discourage, tax credit investment in Snohomish County projects. At the HCESC Affordable Housing Conference in June 2011, the Snohomish County Human Services Department, HCESC, and local affordable housing developers had an opportunity to provide input to the WSHFC on tax credit policies. Input was provided in support of funding smaller-unit projects in Snohomish County and on evaluation criteria such as average cost per unit.

Affordable Housing Objective HO-24: Continue coordination efforts with the Washington State Department of Commerce and the Washington State Housing Finance Commission on jointly funded affordable housing projects.

During the reporting period, the County coordinated efforts with the Washington State Department of Commerce on jointly funded affordable housing projects.

Affordable Housing Objective HO-25: Continue administration of CDBG-R and NSP funds.

During the reporting period, the County continued administration of CDBG-R and NSP 1 funds. During this time, the County also, in partnership with a local, private non-profit organization, applied for and received NSP 3 funds for an additional affordable housing rental project located in the County.

Affordable Housing Objective HO-25: Develop and implement a revolving loan fund with resources generated under a local sales tax program as a tool to facilitate development of affordable housing for persons with mental health and chemical dependency disorders.

During the program year, the Snohomish County Human Services Department completed development of program guidelines for the revolving loan fund. In addition, the Human Services Department conducted the first competitive funding round and awarded the first loan under the program to Domestic Violence Services of Snohomish County. The loan will provide support for the first phase of a project to develop a 60-bed emergency shelter in Snohomish County for victims of domestic violence. An estimated 60 percent of shelter clients have mental health or chemical dependency issues.

Affordable Housing Strategy H-8: Utilize the expertise of housing providers who will create a stable and well-maintained low-income housing stock to expand the subsidized housing inventory in the community.

***Affordable Housing Objective HO-27:** Use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). The County will assist three CHDOs each year for the next five years.*

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
HOME 2009 HOME 2010	<u>Habitat for Humanity</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2009 activity is complete. The 2010 activity is open.
HOME 2009 HOME 2010	<u>Housing Hope Properties</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2009 activity is complete. The 2010 activity is open.
HOME 2009 HOME 2010	<u>Senior Services of Snohomish County</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County.	The 2009 activity is complete. The 2010 activity is open.
HOME 2009	<u>Washington Home of Your Own</u> CHDO Operating Funds	Provide operating funds to cover a portion of the organization's costs incurred in developing affordable housing projects in Snohomish County	Funding cancelled due to eligibility requirements.

***Affordable Housing Objective HO-28:** Review the financial strength of housing providers for long-term organizational viability so that local dollars fund long-term community assets.*

The County reviews organizational capacity and financial feasibility of projects during the application process. In addition, the County reviews long-term organizational viability through ongoing financial monitoring. An increased monitoring schedule has been developed for the upcoming year which will assist the County in assessing and addressing any potential risks to ensure preservation of our community assets.

***Affordable Housing Objective HO-29:** Continue to strengthen community partnerships by rewarding links between housing providers and service agencies.*

Community partnerships which link housing providers and service agencies continue to be a strength in Snohomish County, particularly in regard to projects serving homeless persons and other persons with special needs. The County continues to use the refined objective criteria first implemented in the 2006 Program Year funding round which

includes an evaluation of whether housing project proposals include the appropriate type and level of support services where relevant to the population to be served.

Affordable Housing Objective HO-30: Build and maintain local capacity to efficiently produce and maintain housing.

As indicated under Objective HO-23, the County continues to use available HOME funds to support the operations of Community Housing Development Organizations (CHDOs). CHDOs are private, non-profit, community-based organizations that develop affordable housing for our community. Providing general operating assistance for these organizations allows new CHDOs to build capacity and existing CHDOs to maintain their capacity to produce and maintain affordable housing.

Impact Capital is a Community Development Financial Institution (CDFI) based in Seattle that helps build and sustain neighborhoods in underserved communities in the Pacific Northwest through real estate financing and community support building activities. Impact Capital established and administers a revolving loan fund with \$154,500 in Snohomish County AHTF funds to provide pre-development loans to agencies to develop affordable housing in Snohomish County. Impact Capital provided one loan under this fund during the 2010 program year, for a total of six loans provided since implementation in 2007.

Affordable Housing Objective HO-31: Ensure a commitment by housing providers to maintaining low-income housing once it is constructed.

The County requires a contractual commitment by housing providers to maintain units as low-income housing for a number of years after they are acquired, rehabilitated or constructed. The specific number of years depends on the type of activity funded. For rental housing projects, units must be maintained as low-income housing for a period of forty (40) years. For homebuyer programs, units must be maintained as low-income housing for a period of five (5) to twenty (20) years depending on the amount of grant funds utilized. For major rehabilitation of owner-occupied single family homes, the low-income housing commitment period continues until the loan is repaid, which may be up to thirty (30) years.

Community Development Priority: Public Facilities

Public Facilities Strategy CD-1: To provide a suitable living environment for, and expand the economic opportunities available to, persons of low- and moderate-income and to special needs populations, Snohomish County will address the public facility needs, prioritized at the municipal and community level, of low-income households and predominately low- and moderate-income neighborhoods and communities, and other HUD-eligible populations throughout the County.

Public Facilities Objective PFO-1: Support construction and/or rehabilitation of up to four (4) public facilities which serve to remove material or architectural barriers to the mobility or accessibility of elderly and disabled adults.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010 Outcome SL-1	<u>Village Community Services</u> ADA Accessibility	Improve facility in Arlington serving severely disabled adults to include: install three automatic door devices, reconfigure two bathroom stalls, heighten two toilets and lower two sinks, repair cracks in front entrance sidewalk that are a trip hazard and impede maneuvering of wheelchairs and other assistive devices, upgrade the elevator to include infrared safety sensors, door tones, and emergency phone, and accessible elevator buttons.	Project open. Environmental review completed. Contract executed. Project design completed. Project scheduled to go out to bid in July.
CDBG 2009 Outcome SL-1	<u>Work Opportunities</u> Renovation & Expansion of ADA Restrooms	Expand and renovate existing restrooms of vocational training facility in Mountlake Terrace to include construction of ADA accessible restroom with show and private entrance.	Project open. Construction is complete. Awaiting final documentation and closeout.

Public Facilities Objective PFO-2: Support acquisition, construction and/or rehabilitation of up to five (5) public facilities which will principally benefit low- and moderate-income households, special needs populations, the homelessness and those at-risk of homelessness or abuse, and other HUD defined “Presumed Benefit populations” which include: abused children, battered spouses, elderly persons, severely disabled persons, homeless persons, illiterate adults, persons living with HIV/AIDS, and migrant workers.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2008 Outcome SL-1	<u>Everett Gospel Mission</u> Men’s Mission Floor and Roof Replacement	Replace floorboards and tile flooring in common areas of shelter and day center and roof of shelter in Everett which serves homeless men.	Project open. Contractor selected in June. Construction started.
CDBG 2010 Outcome SL-1	<u>Friends of Youth</u> New Ground Roof Replacement	Replace failing roof system and roof insulation at transitional living facility in Everett (two similar buildings) serving homeless young adults, ages 18 to 21.	Project complete.

Public Facilities Objective PFO-3: Support acquisition, construction and/or rehabilitation of up to six (6) public facilities which will principally benefit low- and moderate-income households, including but not limited to, youth centers, child care centers, health facilities, senior centers, and food banks.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010 Outcome SL-1	<u>Arlington Community Food Bank</u> Arlington Community Food Bank	Site preparation and construction of building for food bank in Arlington which will serve low- and moderate-income persons.	Project open. Environmental review pending receipt of information from Agency.
CDBG 2009 Outcome SL-1	<u>Boys & Girls Clubs</u> Sultan Boys & Girls Club Building Improvements	Rehabilitate Sultan Boys & Girls Club building and Daycare building including: new roofs, gutters, downspouts, windows and ADA bathrooms. The facility serves youth from families of which at least 51% are low- and moderate income.	Project open. Rehabilitation completed. The Club buildings were destroyed in a fire in December. The Agency is currently seeking as site to re-build.
CDBG 2010 Outcome SL-1	<u>Boys & Girls Clubs</u> Sultan Boys & Girls Club Building Improvements	Rehabilitate Sultan Boys & Girls Club 1.) building to include exterior doors, stairs, asbestos survey and abatement, HVAC, updated lighting and new flooring, 2.) Daycare building to include two accessible bathrooms, relocated kitchen area and new light fixtures, and 3.) Outside Recreation/Common area to include two new adjustable hoops and backguards and wire guards for the windows. The facility serves youth from families of which at least 51% are low- and moderate income.	Project open. The Club buildings were destroyed in a fire in December. The Agency is currently seeking a site to re-build.
CDBG 2008 Outcome SL-1	<u>Volunteers of America</u> Camp Volasuca Residing, Roofing & Pool Drains	Rehabilitation of camp in Sultan serving low-income persons to include: Replacement of failing siding on large A-frame building, rehabilitation of water damaged areas, installation of new roof, and installation of two new drains with connections to existing chemical, water and plumbing.	Project complete.

Public Facilities Objective PFO-4: Support acquisition, construction and/or rehabilitation of up to four (4) public facilities to principally benefit low- and moderate-income neighborhoods, including but not limited to, parks and recreation, health centers, fire stations and other neighborhood facilities.

No projects falling under this objective were open during the reporting period.

Community Development Priority: Infrastructure

Infrastructure Strategy CD-2: In order to provide for the health, safety and welfare of Snohomish County's low- and moderate-income neighborhoods, Snohomish County will address the unmet basic infrastructure needs, prioritized at the municipal and community levels, of low- and moderate-income households and predominately low- and moderate-income neighborhoods and communities throughout the county.

Infrastructure Objective IO-1: Support construction and rehabilitation of up to thirteen (13) street and/or sidewalk improvement projects to principally benefit low- and moderate-income neighborhoods and/or which promote accessibility and mobility for the elderly and the disabled.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2009 Outcome SL-1	<u>City of Granite Falls</u> Sidewalk Improvements	Design and construct curb, gutter, and sidewalks on Cascade Avenue from Galena Street to Pioneer Street and on Pioneer Street from Cascade Avenue to Granite Avenue. Project also includes ADA accessible street intersections.	Project complete.
CDBG 2009 Outcome SL-1	<u>City of Lynnwood</u> 40 th Ave W Sidewalk Project	Construct five-foot wide concrete sidewalk with curb and gutter along east side of 40 th Ave W.	Project open. Environmental review completed. Contract executed. Project design completed. Project out to bid.
CDBG 2010 Outcome SL-1	<u>City of Lynnwood</u> 48 th Avenue West Sidewalks	Construct concrete curb, gutter, five-foot wide sidewalk, and five-foot wide paved bike lanes along 48 th Avenue W.	Project open. Environmental review completed. Project design underway. City seeking additional funding needed for the project. Construction scheduled to start in Spring 2012.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG-R Outcome SL-1	<u>City of Monroe</u> West Columbia Street Sidewalk Phase II	Construct 700 linear feet of five-foot wide sidewalks with a four-foot wide landscaping strip, curb, gutter and necessary storm water improvements on West Columbia Street between King Street and Dickinson Street.	Project complete.
CDBG 2009 Outcome SL-1	<u>City of Mountlake Terrace</u> 222 nd Street Neighborhood Sidewalk Project	Construct sidewalk, curb, gutter and drainage on the north side of 222 nd Street with two short segments on the south side of the street. Construction includes ramps meeting ADA design standards, minor drainage improvements, and stairway to entrance of neighborhood park.	Project complete.
CDBG 2010 Outcome SL-1	<u>City of Mountlake Terrace</u> 222 nd Street Sidewalk	Construct curb, gutter, sidewalk, ADA ramps, and drainage improvements on the North side of 222 nd Street SW from 39 th Avenue to 44 th Avenue W.	Project open. Environmental review pending information from City. Project design underway and 80% complete. Project has experienced delays due to flooding in project area and need to install waterlines prior to proceeding with this project.
CDBG 2010 Outcome SL-1	<u>Snohomish County Public Works Dept.</u> ADA Upgrades at Airport Rd, Gibson Rd, & Admiralty Way	Upgrade existing ADA ramps at intersections of Gibson Rd and Admiralty Way on Airport Rd to current standards including the addition of pedestrian push buttons and auxiliary pedestrian poles.	Project open. Environmental review complete. Project design underway and 95% complete. Project scheduled to go out to bid in August.
CDBG 2006 Outcome SL-1	<u>City of Sultan</u> Date Avenue LED Lighted Crosswalks	Installation of an LED lighted crosswalk on Date Avenue from 1 st Street to 8 th Street.	Project complete.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010	<u>City of Sultan</u> Second Street Improvements, Phase II	Improve 2 nd Street from Birch Avenue to Date Avenue to include grinding adjacent to curbs and asphalt overly of approximately 600 linear feet, installation of eight ADA sidewalk ramps, replacement of approx. 1,100 linear feet of sidewalk and driveway ramps, installation of six catch basins and infiltration galleries under the sidewalks, and installation of 600 linear feet of waterline, two water services and one fire hydrant.	Project open. Environmental review completed. Contract executed. Project design underway and 5% complete. Project scheduled to go out to bid in September.

***Infrastructure Objective 10-2:** Support up to five (5) other infrastructure projects, including but not limited to, water/sewer projects, flood drain improvements, solid waste disposal, flood drain improvements and other flood mitigation needs to principally benefit low- and moderate-income households.*

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2006 Outcome SL-3	<u>City of Gold Bar</u> Water Tank and Booster Pump Station	Engineering design and construction of a new potable reservoir and booster pump station that will replace an existing cedar wood-stave reservoir that has reached the end of its service life.	Project open. Contractor selected. Construction underway and 30% complete.
CDBG 2008 Outcome SL-3	<u>Startup Water District</u> Waterlines Along 367 th Ave SE	Replace 1,200 feet of existing waterlines and 320 feet of new lines along 367 th Ave SE and add water meters.	Project complete.
CDBG 2010 Outcome SL-3	<u>Startup Water District</u> Three-Phase Generator	Purchase three-phase generator and its housing to be permanently mounted on a concrete slab along with electrical hook-up from the generator to well pumps to provide water service in the event of power failure.	Project open. Environmental review completed. Contract executed. Contractor selected. Pre-construction meeting held in June.
CDBG 2008 Outcome SL-3	<u>Town of Darrington</u> Waterline Replacement Project	Replace 4,000 linear feet of 8-inch water line on Commercial Avenue and 400 linear feet of 10-inch waterline on Fir Street.	Project complete.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Project Status
CDBG 2010 Outcome SL-3	<u>Town of Darrington</u> 2010 Waterline Improvements	Replace 2,030 linear feet of undersized waterlines with new waterlines and fire hydrants along Cascade Street and Seeman Street, west of Fullerton Avenue and 950 linear feet on Cascade Street between Madison Avenue and Givens Avenue.	Project open. Environmental review completed. Contract executed. Project design underway and 90% complete. Project scheduled to go out to bid in August.

Community Development Priority: Youth Service Programs

Youth Services Strategy CD-3: In order to make suitable living environments more available and accessible, support programs that effectively provide for the basic living, health, safety, and well-being of homeless youth/young adults and youth from low- and moderate-income families, by providing services including, but not limited to, housing, case management, life-skills training, and safety.

Youth Services Objective YPO-1: Provide sexual abuse/assault prevention education and violence prevention education for 1,200 children/youth each year for the next five years for a total of 6,000 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Open Door</u> <u>Theatre</u> Personal Safety Outreach	Provide sexual abuse/assault and violence prevention education for children in grades K-8.	With CDBG funds, served 931 children.

Youth Services Objective YPO-2: Provide parenting skills training, case management and services for 70 low- and moderate-income pregnant or parenting teens each year for the next five years for a total of 350 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Deaconess</u> <u>Children's</u> <u>Services</u> Teen Parent Advocacy	Provide case management, parenting skills classes, and other supportive services for low-income pregnant and parenting teens.	With CDBG funds, served 57 pregnant or parenting teens.

Youth Services Objective YPO-3: Provide transitional housing and related case management and supportive services for 25 homeless teen/young parents and their children each year for the next five years for a total of 125 households (250 persons) served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Housing Hope</u> New Century Village	Provide transitional housing and case management services to homeless pregnant or parenting teens and young parents ages 16-24 and their children.	With CDBG funds, served 31 teen and young parents and their children (72 persons).

Youth Services Objective YPO-4: Provide emergency and transitional housing and related case management and supportive services for 255 homeless youth/young adults each year for the next five years for a total of 1,275 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 ESG 2010 Outcome SL-1	<u>Cocoon House</u> Teen Shelter & Transitional Housing	Provide case management, supportive services, and operating costs for emergency and transitional housing programs for homeless youth ages 13 to 17 and homeless young adults ages 18-21.	With CDBG and ESG funds, served 271 homeless youth and young adults.

Community Development Priority: Senior Service Programs

Senior Services Strategy CD-4: In order to make suitable living environments more affordable, support service programs that effectively assist low- and moderate-income elderly persons to continue to live independently in all housing settings appropriate to their individual needs.

Senior Services Objective SPO-1: Provide in-home services such as chore services, monitoring, case management, and service coordination and out-of-home services such as respite day care for 550 elderly and/or frail elderly persons each year for the next five years for a total of 2,750 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-2	<u>Catholic Community Services</u> Volunteer Chore Services	Provide in-home volunteer chore services to elderly and disabled adults at risk of losing their independence and/or safety at home.	With CDBG funds, served 221 elderly and/or disabled adults.
CDBG 2010 Outcome SL-2	<u>Senior Services of Snohomish County</u> Housing Social Services	Provide in-home case management/service coordination for elderly and disabled persons residing in senior housing complexes to enable continued independent living.	With CDBG funds, served 525 elderly and/or disabled adults.
CDBG 2010 Outcome SL-2	<u>Intercommunity Mercy Housing</u> Senior Housing Case Management/Service Coordination	Provide on-site case management and service coordination for low-income elderly and disabled adults residing in senior housing properties to enable continued independent living.	With CDBG funds, served 63 households (67 persons).

Community Development Priority: Public Service Programs

Public Services Strategy CD-5: In order to make suitable living environments more available, accessible, and affordable and decent housing more available and accessible, support service programs that effectively provide for the basic living, health, safety and well-being needs of low- and moderate-income persons, homeless persons, and persons with special needs in Snohomish County, prioritized at the municipal and community levels, that address the most urgent needs of these groups.

Public Services Objective PSO-1: Provide homeless prevention services to those at-risk of homelessness, services to homeless persons, and emergency shelter, transitional housing, and permanent housing coupled with case management and supportive services to homeless persons with the goal of assisting at-risk and homeless persons to stabilize and move towards self-sufficiency. Persons assisted may include individuals, families, chronically homeless persons, and persons with special needs. Assist 825 persons each year for the next five years for a total of 4,125 persons (1,500 households) served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Catholic Community Services</u> Pregnant and Parenting Women's Housing Program	Provide transitional housing and case management to homeless pregnant and parenting women who are drug/alcohol affected and their children.	With CDBG funds, served 33 families (78 persons).
CDBG 2010 Outcome SL-1	<u>Housing Hope</u> Homeless Services	Provide transitional housing, case management, and employment and training services for homeless families. Provide permanent housing, case management, and employment and training services for previously homeless individuals with special needs.	With CDBG funds, served 104 homeless families (396 persons) in transitional housing. Served 38 previously homeless persons in permanent housing program.
ESG 2010 Outcome SL-1	<u>Housing Hope</u> Transitions	Provide operating costs for emergency and transitional shelter facilities for homeless families.	With ESG funds served 36 families (103 persons) in emergency shelter and 64 families (257 persons) in transitional housing. Some families served in transitional housing are included in persons served in project listed above.
ESG 2010 Outcome SL-1	<u>Interfaith Association of NW Washington</u> The Interfaith Family Shelter	Provide operating costs for emergency shelter for homeless families.	With ESG funds, served 45 homeless families (156 persons).
CDBG 2010 Outcome SL-1	<u>Volunteers of America</u> Emergency Housing Assistance	Provide case management services, operating costs and emergency shelter vouchers for emergency and transitional housing program for homeless families.	With CDBG funds, served 17 homeless families (37 persons) in emergency shelter and 17 homeless families (41 persons) in transitional housing.
ESG 2010 Outcome SL-1	<u>Volunteers of America</u> Emergency Housing Assistance	Provide operating costs for transitional housing shelter and emergency shelter vouchers for homeless families.	With ESG funds, served 4 homeless families (16 persons) in emergency shelter and 17 homeless families (41 persons) in transitional housing. Persons served in transitional housing are included in persons served in project listed above.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>YWCA</u> Families in Transition	Provide case management and supportive services for homeless mothers and their children in transitional housing program.	With CDBG funds, served 27 families (87 persons).
ESG 2010 Outcome SL-1	<u>YWCA</u> Families in Transition/Homeward Bound	Provide case management and support services for homeless mothers and their children in emergency shelter program.	With ESG funds served 40 families (106 persons).

Public Services Objective PSO-2: Provide emergency shelter, transitional housing, and related case management and supportive services for 300 victims of domestic violence and their children each year for the next five years for a total of 1,500 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Domestic Violence Services of Snohomish County</u> Domestic Violence Services	Provide victims of domestic violence and their children with emergency and transitional housing and case management services. Also provide community support groups and crisis line for information, referral and crisis intervention services.	Served 211 persons in emergency shelter (119 adults and 92 children) and 75 persons in transitional housing program (25 adults and 50 children) for total of 289 persons served. Also provided 9 community support groups and received 6,573 crisis line calls.
ESG 2010 Outcome SL-1	<u>Domestic Violence Services of Snohomish County</u> Transitional Housing for Victims of Domestic Violence	Provide operating costs for transitional housing and related case management services for victims of domestic violence and their children.	Served 75 persons in transitional housing program (25 adults and 50 children).

Public Services Objective PSO-3: Provide case management and supportive services to assist 30 persons with special needs, including but not limited to, persons with HIV/AIDS and persons with developmental and physical disabilities, to live independently in all housing settings appropriate to their need for each of the next five years for a total of 150 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Village Community Services</u> Aging Adults with Disabilities	Provide in-home case management/service coordination for aging severely disabled adults to enable continued independent living.	With CDBG funds, served 30 persons.

Public Services Objective PSO-4: Provide information on landlord/tenant and fair housing laws, conciliation and mediation services to help resolve disputes between landlords and tenants, and fair housing counseling to individuals who believe they are experiencing discrimination in housing to assist 1,000 persons each year for the next five years for a total of 5,000 persons served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome DH-1	<u>Volunteers of America</u> Rental Housing Mediation/Fair Housing Counseling	Provide information and referral services on landlord/tenant laws, alternative dispute resolution services for landlords and tenants and fair housing information and counseling.	With CDBG funds, served 1,082 persons.

Public Services Objective PSO-5: Provide case management and supportive services for 145 low-income households each year for the next five years to assist them to move towards self-sufficiency for a total of 725 households (1,800 persons) served.

Fund Source/ Year Funded/ Outcome	Project Sponsor & Project Name	Project Description	Accomplishment
CDBG 2010 Outcome SL-1	<u>Volunteers of America</u> Sky Valley Community Resource Center	Project will provide case management and outreach to low-income persons/families to increase self-sufficiency.	With CDBG funds, served 310 households (722 persons).

Public Services Objective PSO-6: Provide health services for 900 low- and moderate-income persons during the next five years.

There were no CDBG or ESG projects falling under this objective open during the 2010 program year.

B. ACTIONS TAKEN TO AFFIRMATIVELY FURTHER FAIR HOUSING

During the course of developing its 2000-2004 Housing and Community Development Consolidated Plan Snohomish County revised its Analysis of Impediments to Fair Housing (AI), first developed jointly with the City of Everett. The AI was prepared for use

by all members of the Snohomish County Housing and Community Development Consortium.

The findings cited in the AI are as follows.

- Snohomish County has made efforts to address housing discrimination through an effective, and on-going, education program. When discrimination complaints are filed, they are handled effectively.
- Relatively few complaints have been filed in the County. It is not clear if this means that:
 - Discrimination is not occurring;
 - If people are unaware of their fair housing rights and the complaint process; or
 - Lack of a local fair housing law and enforcement office discourages the filing of complaints.
- Based on complaint data, housing discrimination occurs most often for families with children and persons with disabilities.
- Based on the Home Mortgage Disclosure Act data analysis, minorities, other than Asian/Pacific Islanders, are less likely to have a home loan approved than are whites.
- The County's support of blind testing could help to determine if complaint and HMDA data provide sufficient and accurate information for drawing conclusions about potential housing discrimination issues.
- Passage of a fair housing law, and creation of a local enforcement office, would provide a more direct connection to the complaint and resolution process for county residents who may be experiencing housing discrimination.

During the reporting period, the following actions were taken to address fair housing issues in Snohomish County.

Community Housing Resource Board

The mission and purpose of the Community Housing Resource Board of Everett and Snohomish County (CHRB) is to expand public awareness of Federal and state fair housing laws which prohibit discrimination on the basis of race, color, sex, national origin, sexual orientation, family or disability status. The CHRB program is designed to inform and educate realtors, brokers, property managers, lenders, landlords, tenants, students and the general public in Snohomish County regarding the issues of housing discrimination and equal housing opportunities. Efforts in the past year have focused on landlords, tenants, and the general public. All members of the CHRB are volunteers and include the City of Everett, Snohomish County, and the Volunteers of America Western Washington Dispute Resolution Center.

The CHRB conducted three seminars/forums during the reporting period which were free, open to the public, and held at locations with disability access. Two seminars on landlord/tenant and fair housing laws were held in October 2010. One seminar for the

Everett area was held at the Everett Public Library. The second seminar for the North Snohomish County area was held at the Marysville Public Library. The seminars included presentations on the rights and responsibilities of both renters and landlords under the Residential Landlord-Tenant laws, legal aspects of the Landlord-Tenant laws, and provisions of the Federal and state fair housing laws. Thirty four people in total attended these seminars. In addition, one forum on fair housing for the Everett and Snohomish County area was held in Everett in April 2011 in partnership with the Fair Housing Center of Washington. Eleven people attend this forum.

The CHRB also conducted two free, customized seminars on landlord-tenant and fair housing laws in Spanish for Cocoon House at the Everett YWCA in October 2010 and May 2011. Cocoon House serves homeless youth in Snohomish County. Fifty three (53) people attended these seminars.

Volunteer speakers at the seminars and forums included two attorneys from the Northwest Justice Project, a representative from the Fair Housing Division of the Washington State Human Rights Commission, and three representatives from the Volunteers of America Dispute Resolution Center.

The CHRB used a variety of methods to advertise the seminars. Display ads were placed in the Everett Herald, the newspaper of general circulation in Snohomish County, the Marysville Globe, and the Enterprise. The cost of the newspaper ads was contributed by the City of Everett and Snohomish County through CDBG administration funds in support of the CHRB's fair housing information program. Advertising flyers were distributed to various organizations in the community including public housing authorities, non-profit social services providers, property management associations, the community services telephone line (211), local DSHS offices, and other organizations. The Volunteers of America Dispute Resolution Center continued to conduct targeted outreach to the Spanish speaking community, including the option to now have a customized seminar in Spanish.

Rental Housing Mediation Services/Fair Housing Counseling Project

The Volunteers of America Dispute Resolution Center (DRC) receives CDBG funds for the Rental Housing Mediation Services/Fair Housing Counseling project. This project provides information on landlord/tenant and fair housing laws. It also provides alternative dispute resolution services including conciliation and mediation to help resolve disputes between landlords and tenants. Information regarding landlord/tenant and fair housing laws is provided via a telephone information line, printed brochures, and free educational seminars provided in conjunction with the Community Housing Resource Board. Fair Housing Counseling is provided to individuals who believe they are experiencing discrimination in housing. Counseling includes providing information on fair housing laws and providing information about the preparation and procedure for processing a complaint through the Washington State Human Rights Commission and/or other agencies. The DRC uses the Tele-Interpreter phone system which allows the agency to speak with callers on landlord-tenant and fair housing issues in over 150 languages.

As part of its community outreach activities, the DRC continued to provide information and education to numerous organizations serving the Snohomish County community. Targeted outreach was also continued to libraries and community centers in low-income areas. Forums were held in Sultan and Monroe to provide information on DRC services. The DRC also facilitated discussions between landlords and tenants in these areas. The DRC continued to strengthen its outreach to the Spanish-speaking community through various activities. It also hosted minority forums, provided training to Spanish speaking service providers, and helped mobilize the community to evaluate how to serve minority communities in Snohomish County, in particular the Spanish-speaking community. In the past year, the DRC has established a new partnership with the Fair Housing Center of Washington regarding training, services, and data collection, and also worked with this organization to host a fair housing forum for Snohomish County.

The project received a total of 1,452 calls for Snohomish County during the program year. Twenty eight (28) of the calls were related to possible housing discrimination based on race/color (12 calls), families with children (7 calls), age (3 calls), disability (3 calls), creed/religion (2 calls), sex (2 calls), and national origin (1 call).

Homebuyer Purchase Assistance Programs

HomeSite and Parkview Services are non-profit organizations that provided home purchase assistance programs in Snohomish County with HOME, ADDI, and/or CDBG funds during the program year. These programs assist low-and moderate-income homebuyers to purchase their first homes. Parkview Services provides assistance to households in which at least one member has a disability. Both of the agencies are HUD-approved housing counseling agencies and provide homebuyer education classes and financial counseling services as part of their programs. As part of these classes and services, the programs provide education on fair housing, including basic fair housing rights, predatory lending practices, and discriminatory credit practices. The agencies use interpreters to serve persons with limited English proficiency as well as those with sight or hearing impairments and conduct outreach for their programs. During the 2010 program year, 22 households completed purchase assistance through these programs. Seven (7) of the 22 households were members of racial/ethnic minorities. In addition, at least seven (7) of the households included a family member with a disability.

Both of these agencies were awarded 2011 funding to continue these programs next year. In addition, Housing Hope, another non-profit organization, was awarded HOME and ADDI funds in prior years to provide purchase assistance to participants in its self-help construction program for low- and moderate-income, first-time homebuyers. This activity is expected to be underway in the upcoming year. The agency currently uses other funds to help with construction of the units and to provide purchase assistance.

Development of Affordable Rental Housing for Persons with Disabilities

Parkview Services is a non-profit agency serving King and Snohomish Counties that supports persons with development disabilities and their families with various programs. In the past two years, the agency has expanded their affordable housing program to Snohomish County. The agency was awarded CDBG-R funds to acquire and rehabilitate a single family home in Lake Stevens to provide permanent supportive rental housing for low-income adults with developmental disabilities. The project is currently underway and anticipated to be completed in the upcoming program year. Upon completion, the project will provide 2 units (4 bedrooms) of affordable housing with on-site supportive services.

Washington Home of Your Own is a non-profit agency that creates affordable housing for persons with disabilities in Snohomish County. In the past two years, the agency has strengthened its capacity to develop housing. The agency was awarded local AHTF funds from both the City of Everett and Snohomish County for the Willows at Melvin Place project in Everett. The project consists of the acquisition of property and construction of an 8-unit HUD 811 independent living community. The units will be targeted to serve low-income members of the community with chronic mental illness, physical disabilities, and/or developmental disabilities. The project is currently underway and anticipated to be completed in the upcoming program year.

In the past year, two projects involving the development of new affordable rental units with HOME and AHTF funds have increased the supply of accessible units for persons with disabilities in Snohomish County. The Artspace Everett Lofts project constructed 40 new affordable rental units in a mixed-used building in downtown Everett. Construction on the project was completed last year and the units were fully leased this year. Two of the units are accessible units. The Housing Hope Lincoln Hill Village project constructed 24 affordable rental units in Stanwood. Construction was completed and the units fully leased this year. Nine of the units are accessible units.

Outreach on Housing Options for Persons with Developmental Disabilities

The 14th Annual Snohomish County Transition Resource Fair was held in March 2011 in Everett. The fair provided information and resources for persons with developmental disabilities. Approximately 300 people attended the fair. Representatives from the Everett Housing Authority (EHA), the Housing Authority of Snohomish County (HASCO), Sunrise Services, and the State Division of Developmental Disabilities conducted a workshop on planning ahead for affordable and subsidized housing. The workshop provided an opportunity for families to learn about housing options in Snohomish County. Approximately 45 people attended the workshop. EHA, HASCO, Parkview Services, Sunrise Services, and Regional Access Mobility Program (RAMP) also had resource tables at the fair. Seventy agencies attended the fair.

Due to the high interest in affordable housing, the Snohomish County Developmental Disabilities Division held a series of four workshops in May and June 2011 to have

conversations about affordable housing. A total of 90 individuals with disabilities and their family members attended. Topics included creative housing and future planning.

As a result of this training, families requested more information on affordable housing options, finding housing, applying for housing assistance, and programs and services available through the housing authorities. HASCO will present a workshop in September 2011 to address these issues.

Additional topics that families requested more information on included: planning ahead for what needs to be in place before the adult child moves out, finding and maintaining caregivers and roommates, developing relationships with landlords, housing resources through the State Division of Developmental Disabilities, Adult Family Homes, living on limited income, home ownership, maintaining housing, reasonable accommodations, establishing trust funds, employment, and personal safety. Families also shared the best way to provide information to them is through e-mail and also suggested a central web site location they can go to with information and links to resources.

Snohomish County Human Rights Ordinance

On June 7, 2010 the Snohomish County Council approved a human rights ordinance that is intended to protect against discrimination in employment, credit transactions, public accommodations, housing, County contracting and County services. The ordinance covers unincorporated Snohomish County and any cities within the County which agree to participate.

The ordinance includes a statement of policy rejecting discrimination which denies equal treatment on the basis of race, creed, color, national origin, families with children, sex, marital status, sexual orientation, age, honorably discharged veteran or military status, or the presence of any sensory, mental, or physical disability or the use of a trained dog guide or service animal by a person with a disability.

The ordinance addresses unlawful discrimination practices, the complaint process, and enforcement. The ordinance creates an advisory commission on human rights. It also creates an office of human rights in the executive department which is responsible for administration and enforcement of the ordinance.

Implementation of the ordinance is to occur in two phases in order to accommodate County budget and staffing constraints. The first phase began on the effective date of the ordinance. During the first phase, the advisory commission begins operation and any complaints received are to be referred to the Washington State Human Rights Commission. The first phase began on the effective date of the ordinance. The second phase is to begin at a later date to be determined. During the second phase, the advisory commission will continue to operate and the office of human rights will begin operation.

During the 2010 program year, in April 2011, the Snohomish County Council appointed seven members to the advisory commission. The commission will begin meeting in August 2011 to develop bylaws and procedures and plans to do outreach in the upcoming year. The County is providing secretarial staff support to the commission.

Analyses of Impediments to Fair Housing Choice

During the program year, the City of Everett, the Everett Housing Authority, and the Housing Authority of Snohomish County undertook an Analysis of Impediments to Fair Housing Choice with the assistance of a consultant. The Analysis is expected to be completed and available in the upcoming program year. During the program year, Snohomish County also selected a consultant to conduct an updated Analysis of Impediments for the Consortium area outside the City of Everett. The analysis will be undertaken in the upcoming program year.

The Puget Sound Regional Council will also be undertaking a Regional Fair Housing and Equity Assessment (FHEA) for the King, Pierce, and Snohomish County region in the upcoming year as part of the Sustainable Communities Regional Planning Grant it was recently awarded from HUD.

C. AFFORDABLE HOUSING

The need for affordable housing in our community continues to be greater than the supply. To help address this need, Snohomish County awarded CDBG, HOME, ESG and local funds to projects that support low- and moderate- income persons by providing emergency housing, transitional housing, permanent supportive housing, affordable permanent housing, homeownership opportunities, and homeowner housing rehabilitation. Supportive services were linked to many of the assisted housing projects to help ensure the tenants and homebuyers succeeded in maintaining or increasing their housing stability. Notable activities during the 2010 program year included:

Affordable Rental Housing: HOME, AHTF, and NSP funds were provided to projects which developed 60 new units of affordable rental housing for low- and moderate-income households during the reporting period. Thirty seven of the units, 67 percent, will provide housing to extremely low-income and low-income renter households, who are least able to afford rent in our communities. Of the 60 units developed, six are affordable for extremely low-income households, 31 are affordable for low-income households, and 23 are affordable for moderate income households.

Affordable Homeownership Opportunities: HOME, CDBG, and ADDI funds were provided to two agencies to provide purchase assistance to low- and-moderate income first-time homebuyers in the past year. A total of 22 homebuyers were assisted. Of the 22, one was extremely low-income, six were low-income, and 15 were moderate income. At least seven of the households included at least one family member with a disability.

Homeowner Housing Rehabilitation: Snohomish County continues to fund successful housing repair programs for low- and moderate-income homeowners residing in Snohomish County, outside the Cities of Everett and Bothell. CDBG and/or HOME funds were used under these programs to maintain existing affordable housing stock by continuing to support programs that permit people to remain in homes they can afford through minor home repair, weatherization, and rehabilitation programs. The programs are administered by Senior Services of Snohomish County, the Snohomish County Human Services Department, and the Housing Authority of Snohomish County, respectively. HOME funds were also used by the City of Everett to continue to provide a successful home rehabilitation program for low- and moderate-income homeowners residing in the City of Everett.

A total of 440 households assisted under these programs during the reporting period. Of the total households, 313 were extremely low-income, 123 were low-income, and four were moderate income. Of the total households, 371 were elderly persons and 55 were persons with disabilities.

Housing for Homeless Persons: Federal funds (SHP, Shelter Plus Care, CDBG, and ESG) as well as local funds were utilized in a variety of ways to provide emergency shelter, transitional housing, permanent housing, and supportive services for homeless persons. Persons served included various subpopulations of homeless persons with special needs. Funds were utilized to provide unit operating costs and/or supportive services and to construct a new emergency shelter for homeless young adults ages 18 to 21. In addition, construction was completed in 24-unit rental housing capital project which created five new units of transitional housing for homeless persons. Persons served in these programs and units are primarily extremely low-income.

Housing for special needs populations:

Rental Housing: The 60 units of rental housing developed over the past year, included 11 accessible units. Two additional projects awarded AHTF and CDBG-R funds will create 10 units of affordable housing with supportive services for extremely low-income persons with disabilities. These projects are both currently underway and anticipated to be completed next year. In addition, HOME funds have been awarded to a project that will preserve 127 units of affordable rental housing for low-income and extremely low-income elderly persons and persons with disabilities.

Homeownership Opportunities: Parkview Services continues to operate a first-time homebuyer assistance project for Snohomish County with HOME funds. During the past year, the program provided purchase assistance to 7 low- and moderate-income homeowners where at least one member of the household has a disability. The project was awarded additional funding to continue next year.

Homeowner Housing Rehabilitation: Most of the homeowners assisted under the single family home rehabilitation and repair programs are elderly or disabled persons.

Homeless Housing: Sixteen new leased units of permanent supportive housing funded with SHP funds were brought-on line in the past year. These units will assist chronically homeless individuals with disabilities. In addition, a bridge loan funded with local sales tax revenues was awarded to assist with development of a 60-bed emergency shelter for victims of domestic violence.

CDBG Float Loan Program

During the reporting period the County continued to operate its Float Loan Program. The program lends committed but unexpended County CDBG funds to local non-profit organizations for projects eligible for CDBG assistance. No float loans were open or awarded funding during the reporting period.

Snohomish County Affordable Housing Trust Fund

Snohomish County continues to provide local support for affordable housing through the Affordable Housing Trust Fund (AHTF). Revenues for this program are generated by a surcharge on recorded documents in Snohomish County.

The fund generated a total of \$834,231 in revenue for the 2010 program year. The County's share of these funds totaled \$685,321. The City of Everett's share of these funds pursuant to an interlocal agreement totaled \$148,910 for city-based projects. The County awarded 2010 AHTF funds to one rental housing capital project and nine projects providing operating and maintenance costs for emergency shelters and low-income rental housing. The City awarded 2010 AHTF funds to two capital projects and one project providing operating and maintenance costs for an emergency shelter. Additional information on the capital projects may be found in Section III.A.

Community Housing Development Organizations

The Snohomish County Consortium has a substantial interest in building and maintaining the capacity of organizations that develop affordable housing for our community. One of the ways the Consortium supports this interest is through the allocation of up to 5% of HOME Funds each year to provide general operating support for Community Housing Development Organizations (CHDOs). CHDOs are private, non-profit community-based organizations that develop affordable housing in our community. During the 2010 program year, operating support was provided to three CHDOs including Habitat for Humanity, Housing Hope, and Senior Services.

Housing Consortium of Everett and Snohomish County

The Housing Consortium of Everett and Snohomish County (HCESC) has its roots in the County's Healthy Communities Initiative undertaken several years ago. This initiative organized community leaders into several working committees, including one devoted to affordable housing. After the Healthy Communities Initiative concluded its work, the affordable housing stakeholders committee continued its activities and formed the HCESC in 2002. Its mission is to provide strategic leadership in crafting affordable housing policy and programs in Snohomish County. The HCESC has over 40 members. Members include affordable housing providers, service providers, banks, realtors and builders associations, local government, organizations that provide funding for affordable housing development, and other interested persons.

During the reporting period, the HCESC met monthly and hosted a continuing series of three breakfast forums held in October, December, and March. Topics of the forums included a candidate's forum for the Washington State Legislature on sustainable communities, the effect of long-term unemployment on housing in Snohomish County, and the unique place of youth housing.

The HCESC also hosted its Fifth Annual Affordable Housing Conference in June 2011 with the following focus: Finding Solutions through Partnerships and Innovation. The conference was targeted towards elected officials and staff of cities and counties, staff and board members of non-profit organizations interested in developing affordable housing and concerned citizens. Informative breakout sessions included: establishing a local housing trust fund, the life-time costs and benefits of affordable housing, models of coordinated entry into the homeless service system, the Board Advocacy, project, housing for veterans, and addressing homelessness without a budget. Mary McBride, HUD Administrator for Region X, also presented on partnering with HUD to provide affordable housing. Dan McConnon from the Washington State Department of Commerce provided an update on state funding decreases for affordable housing and various program changes. In addition, Michael Anderson of the Center for Community Change provided an inspirational presentation on how to talk about affordable housing and have people listen. Approximately 90 people attended the event.

During the past year, the HCESC incorporated two initiatives that were started through its Board Advocacy Project into its routine work. The first initiative involved engaging in advocacy activities at the Snohomish County Point-In-Time Count. Activities included having volunteers fill out post cards for legislators and advertising Housing Advocacy Day at the Washington State Legislature and related activities. The second initiative was to provide a voter registration table at the annual Project Homeless Connect event which resulted in the registration of 20 new voters.

In the past year, the HCESC has also invested considerable time and energy into the development of the housing component of the Investing in Families Initiative that is attempting to re-engineer the processes for addressing family homelessness in Snohomish County.

The HCESC also continued other efforts around various action items in its Housing Within Reach plan.

Additional narratives throughout this document as well as information in the appendices provide additional information on actions taken to foster and maintain affordable housing and evaluation of progress made during the reporting period.

D. Continuum of Care for Homeless Persons

A partnership between Snohomish County and the Snohomish County Homeless Policy Task Force (HPTF) has led the Everett/Snohomish County Continuum of Care (CoC) for 20 years. The HPTF is a County-wide, community-based planning group comprised of representatives from state and local government agencies, public housing authorities, school/university systems, law enforcement/corrections, local WIA Boards, non-profit organizations, faith-based organizations, funders, advocacy groups, business associations, medical representatives, tribes, and homeless persons.

The HPTF developed a CoC plan and system that is comprehensive and considers the various needs of people experiencing homelessness and people at risk of homelessness. Snohomish County's CoC system includes outreach, prevention, emergency shelter, transitional housing with supportive services, permanent housing with supportive services, and permanent housing. Within the CoC, prevention and homeless assistance is provided to assist people to achieve stable housing and maximize self-sufficiency.

The HPTF develops an annual CoC Action Plan ensuring the integration of housing and supportive services to benefit homeless and special needs populations. The HPTF is also the lead entity in the development and implementation of Snohomish County's 10-Year Plan to End Homelessness entitled Everyone At Home Now. The HPTF engages in public education and advocacy, maintains active working relationships with other state and local coalitions, and provides recommendations and endorsements for the HUD Supportive Housing Program (SHP), the HUD Shelter Plus Care Program (S+C), the Washington State Transitional Housing Operating and Rental Assistance Program (THOR), the Washington State Emergency Shelter Assistance Program (ESAP), and the locally funded Ending Homelessness Program (EHP).

During the 2010 program year, the HPTF engaged in broad-based implementation of the annual CoC plan to meet the diverse needs of those who are homeless and those at risk of homelessness. In the past year, the HPTF continued to operate under the following structure. Five designated Action Teams were organized around five major objectives. The five objectives are: 1) to prevent people from entering homelessness, 2) to inform the public about the Ten-Year Plan to End Homelessness and increase commitment to ending homelessness, 3) to increase the communities ability to serve and house homeless people effectively, 4) to mobilize community leaders and resources to end homelessness, and 5) to remove barriers, develop resources, and increase collaborations. The HPTF limited Action Team meetings so that members could focus on planning activities under a new Gates Foundation Homeless Families

Initiative. The Coordinating Committee consists of leads from each of the five Action Teams and at-large positions. The Coordinating Committee of the HPTF oversees planning and ensures coordination between groups.

In the past year, Snohomish County and the HPTF have worked collectively to refine priorities to better align activities. The Coordinating Committee and the HPTF have begun to revamp the CoC organizational structure.

The HPTF maintained a high level of collaboration and cross-functional work with other entities to address the needs of the homeless. The Snohomish County Human Services Department and its Office of Housing & Community Development and Office of Homelessness & Community Services provided staff support and leadership to the HPTF to facilitate CoC planning and implementation of the Action Plan. Achievements under the 2010 Action Plan will be reported in the 2011 CoC Application which is anticipated to be completed in fall of 2011. Actual accomplishments for 2009 and goals for 2010 are included in the table below.

Continuum of Care 2009 Program Year Action Plan Achievement Chart
and
2010 Program Year Goals

2009 HUD Objectives to End Chronic Homelessness and Move Families and Individuals to Permanent Housing	2009 Proposed Local Achievements	2009 Actual Local Achievements	2010 Proposed Local Achievements
1. Create new permanent housing beds for chronically homeless persons (cumulative total)	200 Beds	235 Beds	235 Beds
2. Increase percentage of homeless persons staying in permanent housing over 6 months to 71.5%.	84%	82%	82%
3. Increase percentage of homeless persons moving from transitional housing to permanent housing to 63.5%.	75%	68%	67%
4. Increase percentage of homeless persons becoming employed by exit to at least 19%.	19%	12%	18%
5. Decrease the number of homeless households with children.	Reduce to 389 Households	399 Households	Reduce to 380 Households

Continuum of Care 2010 Homeless Projects

The following projects were awarded funding in the 2010 Continuum of Care SuperNOFA competitive application process, including two new projects to serve chronically homeless persons.

2010 Continuum of Care Projects

HUD-defined CoC Name: Everett/Snohomish County CoC						CoC #: WA-504			
(1)	(2)	(3)	(4)	(5)	(6)	(7) Program and Component Type**			
SF-424 Applicant Name	Project Sponsor Name	Project Name	Priority	Project Award Amount	Term	SHP	SHP	S+C	SRO
						A) New	Renewal	New	New
Snohomish County	Archdiocesan Housing Authority	Monte Cristo		\$101,356	1 yr		PH		
Snohomish County	Catholic Community Services	CCS Reallocated Permanent Supportive Housing		\$60,349	2 yr	PH			
Snohomish County	Catholic Community Services	Aldercrest		\$87,585	1 yr		PH		
Snohomish County	Catholic Community Services	New Permanent Housing	1	\$175,532	2 yr	PH			
Snohomish County	Catholic Community Services	Autumn Leaf		\$70,369	1 yr		TH		
Snohomish County	Catholic Community Services	Crest @ Meadowdale		\$87,928	1 yr		PH		
Snohomish County	Catholic Community Services	Meadowdale		\$161,634	1 yr		PH		
Snohomish County	Catholic Community Services	Helpers of People with AIDS		\$35,931	1 yr		TH		
Snohomish County	Cocoon House	Cocoon Complex		163,659	1 yr		TH		
Snohomish County	Compass Health	Harrison Apartments		\$57,259	1 yr		PH		
Snohomish County	Compass Health	McKinney Shared Housing		\$41,393	1 yr		PH		
Snohomish County	Compass Health	Camellia House		\$23,609	1 yr		PH		

HUD-defined CoC Name: Everett/Snohomish County CoC						CoC #: WA-504			
(1) SF-424 Applicant Name	(2) Project Sponsor Name	(3) Project Name	(4) Priority	(5) Project Award Amount	(6) Term	(7) Program and Component Type**			
						SHP	SHP	S+C	SRO
						A) New	Renewal	New	New
Snohomish County	Domestic Violence Services of Snohomish County	Domestic Violence Transitional Housing		109,270	1 yr		TH		
Snohomish County	Housing Hope	Housing Hope Village		\$164,820	1 yr		TH		
Snohomish County	Housing Hope	Lervick Family Village		\$81,523	1 yr		TH		
Snohomish County	Housing Hope	Kennedy Court		\$29,828	1 yr		TH		
Housing Hope	Housing Hope	Vouch for Children		\$80,315	1 yr		SSO		
Snohomish County	The Salvation Army	TSA Permanent Housing Program		\$58,203	1 yr		PH		
Snohomish County	Volunteers of America	Transitional Housing for Families		\$75,435	1 yr		TH		
YWCA of Seattle- King County- Snohomish County	YWCA of Seattle- King County- Snohomish County	Long Term Leasing for the Disabled		103,619	1 yr		PH		
YWCA of Seattle- King County- Snohomish County	YWCA of Seattle- King County- Snohomish County	Long Term Leasing for Chronically Homeless Disabled		\$124,476	1 yr		PH		
YWCA of Seattle- King County- Snohomish County	YWCA of Seattle- King County- Snohomish County	Homeward Bound		\$72,245	1 yr		TH		
Snohomish County	YWCA of Seattle- King County- Snohomish County	Project Reunite		\$43,636	1 yr		TH		
(8) Subtotal: Amount Awarded for CoC Competitive projects:				\$2,009,974					
(9) Shelter Plus Care Renewals:						Component Type			
Housing Authority of Snohomish County	YWCA of Seattle- King County- Snohomish County	Shelter Plus Care		\$2,928,744	1 yr	TRA			
(10) Subtotal: Awarded Amount for Renewals				\$2,928,744					
(11) Total CoC Award				\$4,938,718					

SHP = Supportive Housing Program
S+C = Shelter Plus Care
SRO = Single Room Occupancy

PH = Permanent Housing
SSO = Supportive Services Only
TRA = Tenant-Based Rental
Assistance

Current Housing Inventory

The CoC current housing inventory has a total of 2,409 beds comprised of 394 emergency shelter beds, 1,074 transitional housing beds, and 941 permanent supportive housing beds for homeless individuals and families. An additional 64 beds are underway, including 30 emergency shelter beds, 29 transitional housing beds, and 5 permanent supportive housing beds.

Projects Serving Chronically Homeless Persons

Many projects in the CoC serve chronically homeless persons as part of the overall clientele served. In program year 2010, the CoC provided approximately 234 beds for chronically homeless persons.

The CoC has been successful in obtaining increased SHP funding over the past several years for new projects to increase the number of chronically homeless persons served in permanent supportive housing. Two new SHP projects providing 16 leased units of permanent supportive housing for chronically homeless persons were implemented in the 2010 program year. Two new SHP projects which will provide 12 leased units of permanent supportive housing for chronically homeless persons are anticipated to be implemented in the 2011 program year.

Project Homeless Connect

The third Snohomish County Project Homeless Connect (PHC) took place on July 12, 2011, and served upwards of 1,100 persons. PHC events are designed to deliver actual services to those who are experiencing homelessness in a one-day one-stop setting. PHC events also galvanize elected officials, generate community involvement, and coordinate housing and service provider efforts under the 10-Year Plan to End Homelessness.

The 2011 event was successful in delivering services to single adults, unaccompanied homeless youth, and families. There were over 125 community volunteers plus over 300 agency staff and other volunteers that assisted participants. Participants received an estimated 1,124 hot meals, 308 haircuts, 367 medical service encounters, 150 dental service encounters, and assistance from the Department of Health and Human Services, mental health and substance abuse services. Approximately 60 entities from the public, non-profit and business sectors participated, including housing providers, the Department of Licensing, and the Everett Animal Shelter which provided services to over 140 pets.

Annual Point-in-Time (PIT) Homeless Count

The HPTF conducts an annual point-in-time count of individuals and families who are homeless and unsheltered (ex. living on the street) and sheltered (ex. in emergency or transitional shelter) in Snohomish County. During the past year, this count took place on January 27, 2011. The count provides a one-day snapshot of homelessness in Snohomish County, but does not provide a comprehensive count of all homeless persons.

The data gathered tells us about the characteristics, needs, and causes of homelessness. This information can then be used in planning to help housing and service providers and community officials and leaders meet and reduce the needs of persons experiencing homelessness in our community. The data also helps to put a face on homelessness in Snohomish County, where about half the persons counted were single individuals and half the persons counted were families with children.

The following standout data from the count was compiled by the HPTF.

➤ Number of Homeless Persons Counted

- 2,273 persons were counted as homeless.
- 1,219 (54%) were in families with children.
- 1,054 (46%) were single individuals and couples without children.

➤ Housing Status

- 1,352 (59%) were sheltered in emergency shelter, transitional housing, or using motel/hotel vouchers.
- 334 (15%) were precariously housed.
- 587 (26%) were unsheltered.

➤ Characteristics

- 760 (33%) were children under the age of 18.
- 326 (14%) were victims of domestic violence.
- Of the families with children, 76% were single mothers with children.
- 320 (21%) of adults had alcohol and/or other drug problems.
- 229 (15%) of adults were persons with mental disabilities.
- 205 (14%) of adults were persons with physical disabilities.

- 205 (14%) of adults were chronically homeless.
- 104 (7%) of adults were homeless veterans.

➤ Top Causes and Needs

- The top causes of homelessness included: job loss/unemployed, inability to pay rent/mortgage, family breakup, domestic violence, and substance abuse.
- The top needs of homeless persons included: affordable housing, job search assistance, a safe place to stay, food, and dental care.

➤ Additional Persons Counted

- In addition to the 2,273 persons counted, another 931 persons were residing in permanent supportive housing programs for homeless persons with disabilities.

Ending Homelessness Program

Snohomish County continues to administer a local Ending Homelessness Program (EHP). Funds are collected from a recording fee on real estate transactions in the County. The fund generates approximately \$3 million dollars in revenue annually. Eligible activities include direct client services, community planning, operating and capital projects. Projects must be aimed at reducing homelessness by 50% in Washington State by 2015. Activities funded are used to assist the County in implementing its ten-year plan to end homelessness, Everyone At Home NOW.

The County awarded funding to 22 programs for the 2010 program year. Ten programs provided housing with supportive services, four programs provided eviction prevention assistance, and seven programs provided other supportive services. Other supportive services included early intervention, health care, and landlord-tenant and life skills education.

The programs provided assistance to 3,567 men, women, and children who were homeless or at risk of homelessness. This included persons with chronic mental illness, chronically homeless persons with disabilities, victims of domestic violence, teens, individuals, and families.

The housing-based programs provided rent subsidies and supportive services to 255 households (481 persons). The eviction prevention programs provided rent subsidies, utility subsidies, and/or legal assistance to 654 households (1,028 persons).

During the 2010 program year, the County also completed the third year of a subsidized rental housing voucher program in partnership with the Housing Authority of Snohomish County and local service agencies. The program provided vouchers to 36 households (61 persons) who were homeless or at imminent risk of homelessness. Participants

assisted included veterans and persons with disabilities. Over the past year, a plan was developed to phase out this program after the fourth year. The County has entered into a partnership with a local service agency to work with current voucher recipients in the upcoming year to transition them to affordable permanent rental housing options by the end of June 2012.

The County also utilized EHP funds to support Project Anchor and the Gates Foundation Investing in Families Initiative, both of which are described below.

Project Anchor

In June 2008, the WA State Department of Community, Trade and Economic Development awarded Snohomish County \$1.6 million in funding over a three-year period for Project Anchor from the WA State Homeless Grant Assistance Program (HGAP). Grant funding continues into November 2011. The pilot project provides short-term and long-term rental assistance to low-income individuals and families at imminent risk of homelessness due to eviction or discharging from facilities. Tiered services are provided based on need that could range from three months of assistance with minimal case management support up to three years of housing assistance and case management support. In the 2010 program year, the project provided rent subsidies to 84 households (205 persons).

WA State ESHP and THOR Funds

Snohomish County is designated as the lead agency for funds received from the State of Washington Department of Commerce under two programs: the Emergency Shelter and Homeless Prevention Program (ESHP) which is funded through state and Federal funds and the Transitional Housing Operating and Rent Program (THOR) which is funded through state funds. The local application review and funding recommendation process is conducted through the HPTF members.

Current ESHP funds are used to provide emergency shelter (facility-based or by motel voucher) for homeless persons and for homeless prevention and intervention activities for those at risk of homelessness. In the 2010 program year, Snohomish County received \$469,653 in ESHP funds. The funding assisted 13 agencies to provide 58,581 bednights of emergency shelter to 1,310 individuals and to provide 41,796 bednights of homeless prevention assistance to 675 households.

THOR funds are used to provide transitional housing for homeless families and pay for rental assistance and case management costs. In the 2010 program year, Snohomish County received \$387,128 in THOR funds. This included THOR expansion funding that was made available with a focus on harder-to-serve populations. The funding assisted five agencies to provide 33,271 bednights of transitional housing to 54 households (120 individuals).

By January 2012, the State of Washington Department of Commerce will combine ESHP, THOR, and other state homeless resources into a single grant opportunity known as the Consolidated Homeless Grant (CHG). The focus of the grant funds will be to support an integrated system of housing assistance to prevent homelessness and to quickly re-house households who are unsheltered. Snohomish County will continue to be the lead agency for these funds and local planning is currently underway.

Homeless Prevention and Rapid Re-Housing Program (HPRP)

Snohomish County, as lead agency of the Snohomish County Consortium, applied for and received \$1,262,714 in federal funds under the Homeless Prevention and Rapid Re-Housing Program (HPRP). This funding was made available under the federal American Recovery and Reinvestment Act of 2009. The program is administered by the Snohomish County Human Services Department and grant funds must be expended within three years, by July 20, 2012. Funds are used to provide homeless prevention assistance to persons at risk of homelessness, to provide rapid re-housing assistance to homeless persons, to help cover the required data collection and evaluation costs, and to help cover grant administrative costs.

Snohomish County implemented the program during the 2009 program year and provided assistance to 92 households (262 persons). As of the end of the 2010 program year, the program has provided assistance to 290 households (759 persons). Of the total households assisted, 217 households (618 persons) at risk of homelessness were provided homeless prevention services which included financial assistance and housing stability services. Of the total households assisted, 76 households (150 persons) who were homeless received rapid re-housing assistance which included financial assistance and housing stability services. All of the households assisted were stable in unassisted rental housing at the time of exit from the program. Financial assistance includes items such as rent and utility assistance and moving costs. Housing stability assistance includes items such as case management, credit repair, housing search and placement, and legal services.

Homeless Management Information System (HMIS)

The HMIS is a computerized system designed to collect data on homeless persons served in the community. The purpose of HMIS is to provide an unduplicated count of homeless persons served, to analyze patterns of use of people entering and exiting the homeless assistance system, and to evaluate the effectiveness of homeless assistance systems.

During the reporting period, Snohomish County continued to improve the HMIS system and bed coverage for emergency shelter, transitional housing, permanent supportive housing, and prevention activities. The system is a web-based system, allowing agencies to enter data in a timely and efficient manner. Agencies sponsoring projects funded under the Continuum of Care, ESG, ESHP, THOR, HGAP, CDBG, CSBG,

HPRP, and EHP are required to participate in the HMIS system. All homeless service providers in the community are being encouraged to participate in the system.

The HMIS Partners and Snohomish County Human Services Department made significant progress during the reporting period in ongoing implementation of the HMIS system. The HMIS System Administrator for Snohomish County provides training for approximately fifteen service providers and implementation of data entry with each of the trained service providers. It is anticipated that additional service providers will be brought on-line throughout the year as a result of local funding requirements mandating participation. HMIS bed coverage for 2010 increased in most categories. For emergency shelter, approximately 100% of the individual beds (increase from 67% in 2009) and 91% of the family beds are currently being entered into HMIS. For transitional housing, approximately 50% of the individual beds and 99% of the family beds are currently being entered into the system. And for permanent supportive housing, approximately 81% of the individual beds (increase from 72% in 2009) and 94% of the family beds (increase from 73% in 2009) are currently being entered into the system.

Discharge Planning Coordination

The County works with the HPTF and with mainstream resources on discharge planning to prevent persons being discharged to homelessness and has also allocated local funding to programs that help to meet this objective. Collaborations between non-profit organizations, hospitals, jails, mental health, substance abuse, and foster care systems work to facilitate discharge to housing with services as needed. The HPTF Action Team working on mainstream collaborations includes service providers and mainstream resource providers who work with chronically homeless persons and other individuals or families in need of these services.

A pilot hospital discharge program using private foundation funds was completed in program year 2008 which demonstrated cost savings and improved patient outcomes. In program years 2009 and 2010, a variation of this program was funded through the County's THOR program. Current funding continues through December 31, 2011. In January 2011, the Housing Authority of Snohomish County was awarded 50 Section 8 vouchers for non-elderly persons with disabilities leaving nursing homes or other health care facilities. The program combines rental assistance with supportive services provided by DSHS to allow participants to live independently in the community. Twelve of these vouchers were leased up by June 2011.

The State has primary responsibility for the discharge planning of youth exiting foster care. There are local service agencies that coordinate discharge planning with the State. In June 2011, the Housing Authority of Snohomish County was awarded 50 Family Unification Program Section 8 vouchers. The vouchers are targeted to two populations: 1.) families in the child welfare system where, because of lack of adequate housing, the child(ren) are either at imminent risk of being placed in foster care or are currently in foster care but cannot be returned home, and 2.) youth ages 18 to 21 who

left foster care after age 16 but do not currently have adequate housing. The program combines rental assistance vouchers with case management provided by DSHS. The program will begin implementation in the upcoming year.

The County's Human Services Department and Department of Corrections collaborate on discharge planning for persons leaving jail that have significant mental illness. In the past year, the County's Human Services Department has also continued providing a discharge planning class for veterans in the Snohomish County jail. A new jails discharge program funded through the County's THOR program was implemented during program year 2010. A second new jails discharge program recently received funding under the County's EHP program. The program will be implemented in the 2011 program year with funding awarded through June 30, 2012. In 2008, the County implemented Project Anchor, a pilot program using state and local homelessness funding that, in part, provides rental assistance and supportive services to persons being discharged from institutions who are at imminent risk of homelessness. This program continued operation during the 2010 program year and will provide funding into November 2011.

There are other protocols used by area non-profit organizations that work closely with institutions to prevent discharge to homelessness. The County's Human Services Department is part of the North Sound Mental Health Administration (NSMHA) and provides discharge planning and care coordination for NSMHA consumers admitted to Western State Hospital. Compass Health, the largest mental health provider in Snohomish County, works with the state mental health institution to provide housing and services to persons returning to Snohomish County after in-patient stays. The Alcohol and Other Drugs unit within the County's Human Services Department facilitates and coordinates local planning and services delivery for state and federally funded prevention and outpatient services. When individuals are discharged from inpatient treatment, contracted agencies assist persons with accessing services, which may include finding clean and sober housing.

The Combined Homeless Grant (CHG) program for Washington State, referenced earlier, will begin in January 2012. The program will combine several state homeless resources into one grant. Snohomish County has identified projects that will provide institutional discharge services as one of four priority areas for the 2011-2013 grant period.

WRAPS Relapse Prevention Program

2010 was the first full operational year of a relapse prevention program known as WRAPS. WRAPS is a collaborative approach to delivering chemical dependency and mental health services to homeless families in Snohomish County. The WRAPS program serves families participating in emergency shelter and transitional housing programs that have a recent or current history of chemical dependency. Many participants in WRAPS are sponsored in scattered-site, privately-owned housing units

by non-profit social service agencies and, without the relapse prevention services, would be terminated from their housing.

Investing in Families Initiative

In 2008, the Bill and Melinda Gates Foundation embarked on a new initiative to address family homelessness that builds on lessons learned from the Sound Families Initiative. The Investing in Families Initiative is intended to impact systems changes and reduce family homelessness in three counties, including Snohomish County.

The Workforce Development Council of Snohomish County was selected to facilitate the planning effort. Members of the HPTF, Snohomish County, City of Everett, colleges and schools, public housing authorities, non-profit agencies, early childhood education agencies, and others embarked on planning activities to culminate in a Landscape Assessment, Strategic Plan, and Implementation Plan. Both the Landscape Assessment and the Strategic Plan were completed in the 2009 program year. The Implementation Plan was completed during the past year in November 2010.

It is expected that funding awarded to implement the plan will help the CoC efforts to reduce and end homelessness. The County anticipates the plan will be implemented over a period of 6 years. Funding for the plan will include infrastructure activities that promote specific systems changes and incentive grants for projects that align with the plan and system change.

The initiative is grounded in 5 pillars for counties to formulate system change according to local needs and priorities: prevention, rapid housing, coordinated entry, tailored services and economic opportunities. The Snohomish County Investing in Families initial goals are:

1. Develop an Early Warning, Outreach, and Diversion System
2. Develop a Screening/Initial Assessment System.
3. Develop a System for Accessing Family Plan Development and Stabilization Services.
4. Develop a System for Accessing Economic Opportunity Services
5. Develop a Housing Supply Continuum.

Each goal has identified objectives and strategies. Please see the Strategic Plan for additional information.

During program year 2010, implementation of the plan began with the development of a pilot project that will begin in July 2011. The County, in coordination with Building Changes, issued a funding notice for proposals to support this project. The pilot project will test ways to transform systems that provide housing and services to people who are homeless or at risk of homelessness in order to make these systems more efficient and

effective at moving low-income people toward self-sufficiency. A collaboration of partner agencies will provide legal services, employment services, housing, coordinated entry, and other services for the project. The County and the Workforce Development Council of Snohomish County are providing coordinated leadership and management for the project.

E. OTHER ACTIONS IN CONSOLIDATED AND ANNUAL ACTION PLANS

1. Reducing Barriers to Affordable Housing

The need for affordable housing in our community continues to be greater than the supply. The County continued its commitment to helping meet this need through the award of federal formula funds (CDBG, HOME) and local AHTF funds to projects that will help develop or maintain decent and safe affordable housing for low-to-moderate income persons in our community. Specific projects funded which address affordable housing needs may be reference in Section III. A.

Other Federal, state, and local funds administered by the Snohomish County Office of Community and Homeless Services (OCHS) to combat homelessness were also used during the reporting period to provide housing and/or supportive services to persons and families who are homeless and to prevent persons at risk from becoming homeless.

Comprehensive Planning

The County and local jurisdictions within the County have included affordable housing in their comprehensive planning processes, policies, and plans. In coordination with the cities, the County adopted Countywide planning policies (CPPs) to provide a framework for regional consistency. All comprehensive plans of the County and its cities must be consistent with the CPPs.

Both the Washington State Growth Management Act (GMA) and the CPPs require jurisdictions to plan for a broad range of housing types and residential densities and to make adequate provisions for existing and projected housing needs of all economic segments of the population.

Snohomish County Tomorrow (SCT) is a growth management advisory body that studies and recommends planning policies that apply to cities and unincorporated areas of the County. SCT consists of representatives from the County and from each city within the County.

Every five years, Snohomish County Tomorrow publishes a Housing Evaluation Report which assesses strategies used as well as progress achieved towards achieving local and countywide GMA housing objectives. The 2007 report is the most recent report and includes a summary of strategies used or identified by the County and the cities/towns within the County to promote affordable housing. The report indicates that the number of units of assisted housing in the County increased by 17 percent since 2002 and that

there have been new collaborative efforts around affordable housing. The report also found that local governments had tried a variety of strategies to improve housing conditions which had some success but were not enough to achieve local housing objectives. The report concluded that new strategies and/or increased efforts and resources are needed to achieve increased results. It was also noted that more favorable results require supportive conditions in the private housing market and the general economy.

During the past year, SCT recommended amendments to the housing chapter of the CPPs for County Council consideration. In part, the amendments are intended to:

- Clarify what jurisdictions must include in their comprehensive plans to ensure adequate provisions for existing and projected housing needs and that affordable housing opportunities expand in relation to geographic needs of households,
- Promote inter-jurisdictional cooperation by encouraging the County and cities to participate in a multi-jurisdictional affordable housing program, or other cooperative effort to promote an adequate and diversified supply of housing,
- Provide that the housing need analysis and monitoring information be combined into a single report that is easy to understand and use for planning and evaluation,
- Substitute the Fair Share Housing Allocation with a broader set of parameters for the distribution of affordable housing among jurisdictions, in accordance with the GMA, and
- Modify existing policy to emphasize the interaction between land use and transportation and to support new housing near existing employment as well as new employment near existing housing.

After providing the public an opportunity for input, the Snohomish County Council adopted these amendments on June 14, 2011, via Amended Ordinance No. 11-015.

The County has taken two initial steps to implement the recently adopted CPPs. New CPP HO-5 outlines the parameters of reporting on housing characteristics and needs and housing allocation. Through SCT, the cities and County are currently discussing how to advance work on the housing report, including content, process, schedule, funding, data sources, methodology, and project management. This is necessary to prepare for city and County comprehensive plan updates in 2015. The intent is to approve the report in 2013 after the release of population forecast and buildable lands analysis to inform policy choice in preparation for city and County comprehensive plan updates in 2015. Additionally, amendments to the Housing Chapter of the County Comprehensive Plan to ensure consistency with the CPPs are scheduled to be considered by the County Council on September 28, 2011.

County Development Regulations and Processes:

During the reporting period, the County continued to review and revise its land use and development controls. The update of the Unified Development Code (UDC) is an ongoing project that includes revisions intended to improve the code's clarity, consistency, simplicity, and flexibility. The revisions are intended in part to reduce the cost of compliance for developers and builders and to implement County-wide comprehensive planning policies.

The County has identified the need to review, and possibly revise, its regulations for consistency with a 2009 Washington State law regarding RVs and mobile home parks. The law restricts jurisdictions from preventing an RV from being used as a primary residence in a mobile home park, with certain health and safety provisions. The law also prohibits a jurisdiction from requiring the removal of an RV as a primary residence in a mobile home park.

During the reporting period, the County continued to provide a streamlined permitting process and on-line permitting which were implemented in previous years. The results of these efforts include increased predictability and reduced time frames for review and permitting. The benefits of these efforts are reflected in reduced overhead costs for developers, moderating one of the factors affecting upward pressure on housing prices. Continuing efforts in this area, the County Council approved an ordinance in May 2011 in support of Project Catalyst, a targeted effort to reduce the processing turn around time for complex permit applications with the intent to reduce the current backlog of applications at the beginning of the construction season.

The County's development code continues to allow priority permit processing and exemption from park impact fees for low-income housing. The County also adopted new urban centers codes last year that permit density bonuses for affordable housing. The County is considering revising regulations that would extend the time period for preliminary subdivision approval in order to allow more time for developers to obtain funding and complete the subdivision, helping to ensure a supply of developable residential parcels.

Inter-jurisdictional Housing Program Feasibility Update

The City of Lake Stevens received a grant for \$150,000 from the Washington State Department of Trade and Economic Development (CTED) for Growth Management Act implementation. Grant funds were used to produce a feasibility study of intergovernmental programs that produce or preserve affordable housing in order to explore the possibility of implementing such as program in Snohomish County. Snohomish County Tomorrow's Planning Advisory Committee (PAC) performed the study with the help of consultants, OHCD, and the Housing Consortium of Everett and Snohomish County (HCESC). The project was managed by the County's Department of Planning and Development Services.

The feasibility study was completed in June 2009. The study concluded that the following four threshold conditions would need to be met in order for such a program to be successful in Snohomish County:

1. A “critical mass” of jurisdictions choosing to participate as founding members,
2. Securing sufficient funding to support the program for at least 24 months,
3. Identifying a host agency to provide back-office administrative support, such as payroll, accounting, and IT services, and
4. Agreement by the participating jurisdictions on fundamental questions such as the program’s purpose and governance structure through an interlocal agreement.

During the past year, Snohomish County Tomorrow leaders continued working with the public and with private non-profit advocates to address the four threshold criteria. As of June 2011, seven cities have signed Memorandums of Understanding to proceed towards an interlocal agreement for an inter-jurisdictional program focused on addressing housing issues across Snohomish County in a cooperative effort. An additional three jurisdictions are expected to sign a Memorandum of Understanding. In addition, the group of City and County representatives that are working to establish this program are in the process of drafting an initial work plan and looking at options for funding and staffing the program.

Puget Sound Regional Council

The County is a member of the Puget Sound Regional Council (PSRC) and its Prosperity Partnership Project. Affordable housing is one of the foundation initiatives of the Regional Economic Strategy and the workgroup met in 2007 to develop strategies to improve access to housing for workers at all wage levels throughout the Puget Sound region. The Prosperity Partnership adopted some of these strategies as part of its Action Plans over the past few years. The 2011 Action Plan included an affordable housing action item to encourage local jurisdictions to take advantage of the Housing Innovations Program on-line toolkit of affordable housing and best practices.

In the past year, the PSRC was also awarded a \$5-million, three-year Sustainable Communities Regional Planning Grant from HUD. The planning grant will help support a new program – Growing Transit Communities: A Corridor Action Strategy for Puget Sound. The program will support neighborhood planning for more sustainable communities around new transit centers that are expected in the region in the next 20 years. The purpose of the program is to put jobs and opportunity close to where people live, while sustaining a health environment and healthy economy. The new program will include:

- Development of corridor action strategies and tools to support equitable, sustainable communities in the region’s high capacity light rail corridors,

- A new approach to participation to involve more residents and community groups in local planning and decision making
- An affordable housing action strategy that will test, recommend, and implement local policies and financial tools to encourage and facilitate a wide variety of housing choices along light rail corridors, and
- Development of innovative tools and demonstration projects to assist local communities in planning, decision-making, and building local support for sustainable development.

Additional Activities Undertaken to Maintain and Increase Affordable Housing

Snohomish County continues to explore additional ways to maintain and increase the number of affordable housing units in our community to help meet local needs.

During the reporting period, Snohomish County continued implementation of over \$3.2 million in neighborhood stabilization and federal economic recovery funding awarded under the Neighborhood Stabilization Program and the Community Development Block Grant program. This funding is anticipated to create 23 affordable rental housing units for low-income households and to provide energy conservation improvements and home rehabilitation for five low-to-moderate income homeowners in Snohomish County. Twenty one units were completed during the program year. In addition, during the past year, Snohomish County, in partnership with a local, private non-profit developer, applied for and received \$1,102,500 in new funding made available under the Neighborhood Stabilization Program. The funding is anticipated to create 14 affordable rental housing units for low-income households. Additional information on projects funded through these programs may be found in Section III.A.

The County continued its efforts to provide homeless prevention services in our community. Project Anchor, a three-year pilot project, which receives funding through the State, continued in its third year of operation. The County also continued operation of a homeless prevention and rapid re-housing program that was first implemented last year. This program is funded with Federal HPRP funds made available under the American Recovery and Reinvestment Act of 2009. Additional information on these programs may be found in Section III.D.

In December 2008, the County adopted an ordinance authorizing the collection of a levy of one-tenth of one percent sales and use tax to fund new mental health, chemical dependency and therapeutic court services. The initial spending plan provided about \$1.5 million to provide transitional housing vouchers and to establish a revolving loan fund to increase housing units for persons with chemical dependency and/or mental health disorders. The voucher program started implementation last year and was fully implemented in the past year. During the past year, the County also developed guidelines for the revolving loan funds and awarded the first loan under this program.

The County's Human Services Department developed a ten-year Affordable Housing Production Plan for 2007-2017. Input was provided from the community through a workgroup that consisted of stakeholders, non-profit developers, public and private funders, and service providers, dedicated to ensuring that low- and moderate-income residents of Snohomish County have safe, affordable, permanent housing. The draft plan identifies priorities and goals for the production and preservation of affordable housing over the next ten years for the Office of Housing and Community Development (OHCD) and the Office of Community and Homeless Services (OHCS). The plan also identified several broader policy and financing recommendations for consideration by the community which might be utilized to meet additional local affordable housing needs. During the reporting period, the County continued its housing voucher program for homeless persons with local funding as part of this plan. The affordable housing accomplishments achieved for rental housing, owner-occupied single family housing rehabilitation, and homeownership programs during the reporting period also assisted the County in making progress towards its goals under this plan.

The County continues to have a policy in place whereby it can provide up to \$40 million in contingent loan guarantees to non-profit organizations and public housing authorities to support affordable housing projects. This credit enhancement can assist agencies to secure loans for these types of projects and to reduce interest rates. During the program year, the County considered raising the credit enhancement limit in order to provide additional support, however, County leadership felt that increasing the limit would be too risky given the continued economic downturn.

During the 2007 program year, the County provided funds to the Housing Consortium of Everett and Snohomish County (HCEC) in their development of an Affordable Housing Action Plan which would build upon existing local planning and collaboration efforts around affordable housing and homelessness in Snohomish County. HCEC's Action Plan, entitled Housing Within Reach, was completed in June 2008. It was developed with input from various community stakeholders. The plan includes a description of housing stability needs in the community, sets forth goals and activities to support housing stability, identifies strategies to support housing stability, provides funding projections, and includes short-term and long-term recommended actions.

During the reporting period, the HCEC continued work towards the plan's goals. As part of its efforts, the HCEC formed a committee last year that is working with the County Executive's office, the City of Everett, and many community partners on researching incentive zoning possibilities throughout the County. During the past year, the committee met monthly and focused its work on developing a mixed-use, mixed-income demonstration project along the Highway 99 corridor. The group is working with the HUD-funded Growing Transit Communities Initiative to try and leverage resources for transit-oriented development in Snohomish County that includes affordable housing. Additional information regarding the HCEC may be found in Section III.C.

Continuing Challenges:

A continuing challenge facing affordable housing developers in Snohomish County over the past couple of years is the decrease in resources currently available from low-income housing tax credits and from the WA State Housing Trust Fund. These two resources were consistently used in prior years to provide significant financial support for local affordable housing projects.

Low-income housing tax credits are a financing tool used by developers to help finance affordable housing projects. However, due to the economic downturn over the past couple of years, fewer investors overall are utilizing tax credits. Also, the investors that do utilize them are currently not investing in projects with less than 50 units. It is not anticipated that the level of tax credit dollars will increase over the next year or so. Moreover, affordable housing projects developed in Snohomish County are typically less than 50 units. In addition, the current selection criteria utilized by the Washington State Housing Finance Commission (WSHFC) for the low-income housing tax credit program provides an advantage to projects located in King, Pierce, and Spokane County. Funding criteria for this program provides the most bonus points to projects located in these counties based on census data related to areas of low-income concentration and areas of poverty. Over the past year, County staff and local affordable housing developers have provided input to the WSHFC on possible changes to the program.

Non-profit housing developers have also historically been able to access additional financing for local affordable housing projects through the Washington State Housing Trust Fund. However, this source of funding has decreased significantly over the past few years. In the last funding round, the funds were significantly reduced and targeted to limited types of projects. In the current funding round, the funds have also been significantly reduced, although funding is open again to more types of projects. Local projects are competing for these funds, although due to the limited resources, the State will be able to fund fewer projects overall. It is not anticipated that any additional funding from this source will be available next year.

On top of this, the Snohomish County Affordable Housing Trust Fund has generated reduced revenues the past few years due to the economic downturn. And for the 2011 program year, the CDBG and HOME programs both received significant cuts.

The County anticipates that affordable housing developers will continue to request deeper subsidies under the CDBG, HOME, and Snohomish County AHTF programs for local projects in order to make the projects financially viable. The deeper subsidies needed to make the projects go forward as well as the reduced funding available under these programs, is anticipated to result in the overall production of fewer units locally. Developers will need to continue looking at other financing tools such as bonds, conventional loans, and bridge financing in an effort to counter balance the reduction in available funds.

2. Institutional Structure and Coordination

The institutional structure through which the Consortium carries out its Consolidated Plan continues to be broad-based and includes County staff, local governments, public agencies, private non-profit organizations, faith-based organizations, the Housing and Community Development Policy Advisory Board and the Technical Advisory Committee.

During the past year, the Snohomish County Human Services Department (HSD) has made organizational improvements. The changes were made in order to better align related programs, to improve communication within and across programs, and to help balance the span of control. Several programs were consolidated into a new Housing and Community Services Division within the HSD and a manager was hired to oversee this Division. The Housing and Community Services Division was further re-organized into three units instead of two and an additional supervisor was hired to oversee the additional unit. The first unit, the Office of Housing and Community Development (OHCD), is responsible for programs involving capital projects and related functions including housing, public facilities, and infrastructure. The second unit, the Office of Community and Homeless Services (OCHS), is responsible for programs involving services, homeless issues and initiatives, and related functions including the Continuum of Care, the Ending Homelessness Program, and HMIS. The third unit, the Office of Weatherization & Energy Assistance (OWEA), is responsible for programs involving weatherization of single-family and multi-family residences, energy assistance to low- and moderate-income persons and households, and education on energy conservation.

During the reporting period, OHCD and OCHS staff continued to attend various local and regional meetings in order to maintain and increase the coordination of activities between the County and other entities working to create suitable living environments, provide decent affordable housing, and create economic opportunities for low-income persons in our community. OHCD and OCHS staff also provided workshops and technical assistance to potential applicants for housing and community development funds regarding project eligibility, program regulations, and application requirements. In addition, OHCD and OCHS staff provided technical assistance to project sponsors who were awarded funding for projects in order to ensure compliance with program requirements and regulations.

The Consortium continued to allocate a portion of its HOME funds to provide operating support to Community Housing Development Organizations in order to build and maintain local capacity to efficiently produce and maintain affordable housing. Impact Capital continued to operate a revolving loan fund with AHTF funds to provide pre-development loans to develop affordable housing in Snohomish County. To date, six loans have been awarded under this program, including one during the current reporting period.

Local capacity to develop affordable housing for persons with disabilities has expanded in the past couple of years. An agency based in north King County that serves this population recently expanded their services to Snohomish County. The agency recently

sponsored an affordable rental housing project and a first-time homebuyer program in Snohomish County serving this population. Another agency based in Snohomish County that serves persons with disabilities has also recently sponsored two affordable rental housing projects. In addition, a local revolving loan fund to assist in the development of housing for persons with mental illness or chemical dependency was implemented during the program year and is anticipated to further strengthen the local capacity to develop affordable housing for this population.

Key strengths in the Consortium's institutional structure continue to be the existence of a broad range of project sponsors, local community planning processes particularly around affordable housing and homelessness, and the partnerships between the County, local governments, public agencies, and non-profit organizations to serve the affordable housing and community development needs of low- and moderate-income persons in the community, including persons experiencing homelessness and persons with special needs.

3. Public Housing and Resident Initiatives

The Housing Authority of Snohomish County (HASCO) undertook several public housing and resident initiatives during the 2010 program year. Several of the initiatives are addressed in Section III. A. including:

- Strategy H-1, HO-1
HASCO, Fairview I
Housing Hope, Lincoln Hill Village – HASCO provided project-based Section 8 vouchers for units.
- Strategy H-1, Objective HO-2
HASCO, Administration of Section 8 rent subsidies.
- Strategy H-2, Objective HO-5
Housing Hope, Lincoln Hill Village – HASCO provided project-based Section 8 vouchers for units.
- Strategy H-3, Objective HO-8
HASCO, Administration of new Section 8 vouchers for veterans, for non-elderly disabled persons existing institutions, and for family unification. Also, continued administration of the Shelter Plus Care project.
- Strategy H-4, HO-9
HASCO, Single Family Rehabilitation Loan Program.
HASCO, Single Family Rehabilitation Loan Program – Energy Conservation Improvements.
- Strategy H-5, HO-15
HASCO, Section 8 homeownership program.

Some additional actions undertaken during the reporting period are summarized below.

HASCO continued to promote self-sufficiency and asset development of assisted households.

- a. HASCO continued to provide self-sufficiency planning support services under the Family Self-Sufficiency (FSS) program. A total of three Section 8 households participated in the FSS program in the 2010 program year. Escrow account balances for these participants range from \$0 to more than \$2,063. No participants graduated from the program in 2010.
- b. HASCO continued to work with Individual Development Account (IDA) participants. Twelve HASCO clients participated in the IDA program through United Way in the 2010 program year. There were three successful graduates during the reporting period. All three used their savings to purchase a home. Five clients were terminated from the program during the year for failing to meet the savings goal.
- c. HASCO is currently working with three participants in the new Fuel Your Future IDA program which provides an opportunity for clients to save and receive matching funds for the purchase of a reliable vehicle. The program is targeted to participants living in the more rural areas of the County where transportation options are limited. Participants were selected in January 2011.
- d. HASCO continued to make program referrals and provide supportive service programs for Public Housing and Section 8 clients. In the 2010 program year, monthly program referrals to assisted housing residents were estimated at 15 per month. Ten supportive service programs were also provided including Camp Fire, Stranger Danger, Book for Kids, fire safety, and the Y Community Program.
- e. HASCO continued to contract with Senior Services for the Housing Social Services program in the 2010 program year. The program provides supportive services to senior and disabled residents at HASCO's senior/disabled Public Housing and Rural Development properties.

HASCO continued to encourage residents to become involved in homeownership activities. During the 2010 program year, HASCO continued its Section 8 homeownership program in partnership with HomeSight. Four clients used their Section 8 voucher to purchase a home. In addition, HASCO, in partnership with Housing Hope, continued to make a home maintenance class available to residents of rental units and those planning to purchase a home.

In addition to administering the Section 8 and other voucher programs, HASCO continued to operate and maintain 210 public housing rental units, 186 USDA rural development units, and 1,567 other affordable housing rental units throughout Snohomish County, some of which have Section 8 housing assistance payment contracts.

Capital improvements made to HASCO's public housing units in the 2010 program year included: appliance replacements at several properties, community room renovations, and replacement of gutters and downspouts at some properties. HASCO also developed a capital development mission statement and plan for 2011 to 2015.

HASCO continued to successfully use a roving property manager for its Public Housing complexes and to maintain good working relationships with local law enforcement agencies to maintain the low level of criminal activity at these sites.

HASCO decided to move forward with implementation of a smoke-free policy at some of its properties. The implementation process began in early 2011 with tenant meetings at possible sites and is expected to be fully implemented by December 2011.

In partnership with HomeSight, HASCO continued to implement the Manufactured Home Replacement Program at the Alpine Ridge South and Alpine Ridge East communities in Lynnwood. During the 2010 calendar year, HASCO replaced five outdated pre-HUD code homes at Alpine Ridge with new, energy efficient manufactured homes. HASCO also re-sold six existing homes at Alpine Ridge.

HASCO continued efforts to acquire additional properties for affordable housing units. In July 2011, HASCO closed on the purchase of the 120-unit senior Pacific Crest Apartments in Everett. HASCO has a purchase and sale agreement to acquire the 46-unit senior/disabled Glenwood Apartments in Lake Stevens.

HASCO continued to participate in various local groups regarding housing issues such as the Homeless Policy Task Force and the Housing Consortium of Everett and Snohomish County.

HASCO continued to provide opportunities for residents to become involved in activities and management. The HASCO Board of Commissioners continued to have a Resident Commissioner. Residents also served on the Resident Advisory Board to assist in development of the 2011 PHA plan. HASCO also continued to print and distribute two newsletters, one for Section 8 housing residents and the other for public housing residents. The newsletters are designed to inform residents of activities at HASCO and to offer ways residents can be involved in housing authority activities such as the Resident Commissioner position or serving on the Resident Advisory Board.

During the reporting period, HASCO also developed a one-year Public Housing Agency Plan update for 2011.

4. Lead Based Paint

The Office of Housing, Homelessness, and Community Development provided resource information and technical assistance to sub-grantees specifically for lead based paint identification, awareness and abatement.

5. Energy Efficiency

Energy efficiency improvements continue to be supported among the needs addressed through the Single Family Housing Rehabilitation, Weatherization, and Minor Home Repair programs for low- and moderate-income homeowners as well as through non-CDBG funded weatherization programs.

6. Accessibility

Accessibility needs are addressed on a project-by-project basis in the project summaries listed in Section III.A.

7. Historic Preservation

Historic preservation is considered an important community value and will be an important consideration in cases affecting structures of historic significance. The County will continue its historic preservation program in order to enhance such planning and to maintain compliance with federal standards and procedures and state requirements.

8. Economic Development

No CDBG funds are currently programmed for economic development activities. However, facilitating and promoting economic development are an important part of the County's policy objectives.

The County's 10-Year plan update to the GMA Comprehensive Plan was adopted in December 2005. The Economic Development section of the General Policy Plan establishes a series of goals, objectives and policies to facilitate economic development. These goals address: maintaining and enhancing a healthy economy, providing a planning and regulatory environment which facilitates growth, business and job retention and expansion, attracting new businesses, providing adequate infrastructure and supporting technological advancements, promoting education and training opportunities, aligning human service delivery with employment opportunities, and encouraging sustainable use of resource areas.

The County has created an Agricultural Plan to promote the long-term success of this industry in Snohomish County, has coordinated Focus on Farming conferences and Agricultural Roundtables annually for the past several years, and last year launched an Agricultural Sustainability Project which is a community initiative to enhance and

strengthen the County's agricultural base. A Snohomish County Growers Alliance business plan was developed last year which resulted in the creation of a new non-profit organization in June 2010 which focuses on advancing the economic growth among county farmers. In January 2011, the County Executive announced plans for the creation of an agriculture center in downtown Everett that will help to keep farming economically viable in Snohomish County and provide local meat, dairy, and produce to consumers. The center will house a full-time, year-round indoor farmer's market. It will also contain a large commercial kitchen and processing facility on-site to prepare food that could be sold at the market or loaded onto trucks for delivery. The center will be operated by the Snohomish County Growers Alliance.

The County has been awarded nearly \$41 million in federal economic recovery funding for projects in the areas of transportation, education, energy and environment, health and human services, and public safety and justice. This funding is anticipated to help retain or create up to 505 local jobs. A portion of the funding will provide bonds to local businesses to assist them in making capital improvements and expansions which is anticipated to create jobs and expand industries important to the long-term sustainability of our community.

Snohomish County in partnership with the Aerospace Futures Alliance and a consortium of community colleges and education facilities joined to create a new aerospace institute offering training, research, and development at Paine Field. The institute is called the Washington State Aerospace Training & Research Center and opened in June 2010. The center has two certificate programs, one in aerospace manufacturing and one in aerospace assembly mechanic. During the first year of operation, there were 210 graduates who completed both certificate programs, 165 of which had received job offers and another 30 who were in various stages of the employment process. And additional certificate program in aerospace electrical assembly mechanic will be added in July 2011. In addition, the Washington State legislature recently created a new aerospace student loan program for centers in Everett, Spokane, and Renton.

The County also participates in the Puget Sound Regional Council (PSRC) which seeks to build a common vision for growth, transportation, and economic strategies for the region.

9. Schools and Educational/Training Institutions

The County general government continues to support joint planning among school districts and supports initiatives to enhance and expand post-secondary school education and professional/technical training facilities and programs.

10. Ensuring Compliance with Program and Comprehensive Planning Requirements

Program staff conducted on-site monitoring reviews of selected activities to determine whether the projects were being carried out in accordance with program regulations and Consolidated Plan objectives. In addition, program staff used tools such as quarterly and annual reports to assess the progress of projects and compliance with program regulations.

11. Reducing the Number of Persons Living Below the Poverty Level

Household income levels are dependent upon multiple conditions and factors, many of which are beyond a local government's direct influence. Such factors include: available employment, education and training opportunities, an individual's qualifications for employment, the levels of public and private assistance available to persons who are not employable, the levels of public and private assistance available to persons who are employable but have not attained self-sufficiency above a poverty level, and how individuals cope with daily life and the requisites for self-sufficiency.

During the program year, Snohomish County continued to participate in actions in relevant areas where it can have an influence on reducing the number of persons below the poverty level.

The County, through its Human Services Department, administers several programs and funds aimed at reducing the number of persons living below the poverty level. While continued budget cuts have impacted funding for some of these programs, the County continues to provide services within the level of funding available.

The Community Action Partnership within the Human Services Department funds and supports programs that help persons and families overcome the effects of poverty and improve their economic situation.

- Project Self-Sufficiency is a program that helps low-income families to increase their income through education and employment.
- The Community Services Block Grant (CSBG) program provides grant funds to community agencies to provide services to assist very low-income persons to achieve stability and move towards self-sufficiency.
- The Veterans Assistance program conducts outreach, provides emergency financial assistance to veterans, helps veterans apply for VA benefits, and arranges for alcohol/drug assessment and treatment at the VA Medical Center.
- The Energy Assistance program provides grants to low-income households to help them pay their heating bills and also repairs heating systems.

- The Weatherization program performs home weatherization improvements, completes safety checks for home ventilation and heating systems, and provides energy conservation education to low-income homeowners and renters.
- The Community Action Partnership also completed an updated low-income need assessment for Snohomish County in the past year.

The Office of Housing and Community Development and the Office of Community and Homeless Services, within the Human Services Department, administer CDBG, HOME, ESG, SHP, and state and local funds which help low-income and homeless persons progress towards self-sufficiency. Many of the projects funded with CDBG public service and ESG funds provide case management, employment and training support, and other supportive services that assist low-income and homeless persons obtain the necessary skills, income and other resources necessary to move towards self-sufficiency. In addition, CDBG, HOME, and AHTF resources are allocated to affordable housing capital projects which incorporate appropriate supportive services to promote the self-sufficiency of its residents. These projects helped to create a more stable housing environment which assists residents to move towards self-sufficiency. The Continuum of Care narrative in Section III.D. also discusses additional Federal and state funds used locally to assist homeless persons along the continuum of care from homelessness to permanent housing and self-sufficiency.

Snohomish County also participates on the Workforce Development Council of Snohomish County (WDC). The WDC manages Federal funds received under the Workforce Development Act for various employment and training programs which assist employees to make career transitions and help create a sustainable workforce for employers. The WDC's current strategic plan includes the following goals: a workforce development system that is globally competitive, meeting industry needs by filling jobs with qualified candidates, assisting job candidates to obtain and retain employment, and assisting businesses and job candidates to continuously enhance their productivity and prosperity.

The WDC oversees the operation of WorkSource centers in Snohomish County. The centers provide employment and training services and access to a database of existing employment opportunities. The WDC leads and partners with other organizations in the community on a number of initiatives to achieve its strategic goals. The Rapid Response Initiative assists people who are facing layoff so they can find employment and enroll in education and training. The Investing in Families Initiative of the Gates Foundation is a community-wide strategic planning process to transform systems and reduce family homelessness in Snohomish County. The WDC also partners with organizations in the community to implement funding received under the American Recovery and Reinvestment Act for workforce development programs such as a grant that will provide training for Snohomish County workers in energy efficiency careers.

Snohomish County, in partnership with the United Way of Snohomish County, the Workforce Development Council, and other community partners, through the Snohomish County Financial Asset Development Coalition, has also implemented a financial asset-development project. The Coalition, through its community partners, provides professional development training to frontline human services staff working with low-income persons regarding asset-development, provides assistance to low-income persons with assistance in completing tax forms and collecting the Earned Income Tax Credit (EITC), and provides assistance in increasing asset ownership among low-income families through Individual Development Accounts (IDA).

12. Addressing Obstacles to Meeting Underserved Needs

The main obstacle to meeting underserved needs is the lack of available funding to meet all of the needs in the community. Actions taken to address underserved needs are included in various narrative sections throughout the CAPER.

F. LEVERAGING RESOURCES

CDBG, HOME/ADDI, and ESG funds awarded to housing and community development projects leverage a significant amount of other public and private resources as well as in-kind contributions made by project sponsors. Extent of leveraging is one factor used in ranking and selecting proposed housing and service projects. In addition, the award of Federal and local funds administered by Snohomish County assists local affordable housing development projects to be more competitive when applying for other funds by demonstrating local support and project readiness. Matching funds are required by the HOME and ESG program and are addressed in the specific narratives for those programs.

Direct Federal sponsorship and investment also enhances local resources by providing temporary bridge capital or complete permanent financing for projects. A rental housing capital project currently underway is using combined financing from the local AHTF program and from HUD's 811 program to create housing for people with disabilities. HOME funds have also been awarded to a rental housing capital project which is seeking continued investment under the USDA program and other financing to preserve affordable housing for seniors and persons with disabilities. A local homeownership construction program accesses resources under the Rural Self-Help Homeowner Program from USDA to assist with unit development and combines this with State funding and HOME/ADDI funding to provide purchase assistance for homebuyers. Projects providing housing and services for homeless persons have accessed significant funding under the HUD Supportive Housing Program and Shelter Plus Care Program.

State and local initiatives provide additional sources of leveraged funds, particularly for housing projects. The State of Washington Housing Trust Fund (HTF) is available to local affordable housing projects through a competitive selection process. Housing capital projects completed during the reporting period successfully leveraged funds

under this program. However, due to the current economic situation, the funding currently available under this program has been significantly reduced. Several local projects are currently competing for the reduced funding available for the 2011 program year, but no additional funding from this source is anticipated to be available for the 2012 program year.

Historically, local affordable housing projects have been successful in leveraging additional investment of non-federal resources in Snohomish County for affordable housing under the Federal Low-Income Housing Tax Credit Program. The program encourages the private acquisition and/or rehabilitation of low- and moderate-income rental housing for families through tax incentives. Syndication of tax credits to private developers results in investment of private dollars in affordable housing which would otherwise be unlikely and which supplements other Federal investment in this category. However, over the past couple of years, due to the current economic situation, less private investors are utilizing this program. In addition, the investments that are being made are for multi-unit projects that are larger in size than those typically developed in Snohomish County. Due to this current situation, it is anticipated that, at least in the short-term, developers will continue to seek larger subsidies under the County's CDBG, HOME, and AHTF programs.

State initiatives for projects providing shelter, housing, and/or supportive services for homeless persons and persons at risk of imminent homelessness include the Emergency Shelter and Homeless Prevention (ESHP) and THOR which provide approximately \$850,000 to Snohomish County annually. The Snohomish County Affordable Housing Trust Fund is a locally funded affordable housing resource which generates resources of approximately \$800,000 annually. The Snohomish County Ending Homelessness Program is a locally funded program which provides shelter, housing, and/or services for homeless persons or those at imminent risk of homelessness and generates resources of approximately \$3 million annually.

Projects assisted with CDBG, HOME, and ESG funding leverage funding from these and various other Federal, state, and local resources.

CDBG public facility and infrastructure projects completed and homeowner rehabilitation and service projects providing assistance during the 2010 program year reported contributing funds of \$6,273,901 from other Federal, state/local, private, and other sources. ESG projects providing assistance during the 2010 program year reported contributing funds of \$3,434,579 from other Federal, state/local, private, and other sources. HOME projects completed during the 2010 program year reported receiving contributing funds of \$10,365,709 from other Federal, state/local, private and other sources. Please note that some housing, public facility and infrastructure projects take longer than one year to complete and the contributing funds are being reported in this section for those activities at project completion.

G. CITIZEN COMMENTS

The 2011 Annual Action Plan was developed during the 2010 program year. The County received public comments during the development of the plan and on the draft of the plan. Summaries of and responses to these comments may be found in the 2011 Annual Action Plan. See Section X. of this document for County staff contact information.

The County also received public comments on two substantial amendments made during the program year – the cancellation of the Home for Good CLT in Mountlake Terrace project and the budget revision for the Homeless Prevention and Rapid Re-Housing program. For a summary of and response to those comments, see Section VIII. of this document.

The County provided a 15-day public review and comment period on the draft of this CAPER. The County received two comments. The County is appreciative of this input, has considered the comments, and has summarized the comments and responded below.

Janinna Attick, Policy Analyst, Housing Authority of Snohomish County

Comment: Ms. Attick provided updated information regarding Section 8 vouchers for special needs populations which are administered by the Housing Authority of Snohomish County (HASCO). At the time information was provided for the Draft CAPER, 205 vouchers previously designated for non-elderly disabled families no longer carried that designation. Ms. Attick explained that since that time, HASCO has received guidance from HUD that they are again required to designate these 205 vouchers to house non-elderly disabled families. In addition, HUD also re-instated the requirement to serve non-elderly disabled families with an additional 100 vouchers that HASCO had received several years ago where that requirement had expired.

Ms. Attick requested the CAPER be updated to reflect that the HASCO's 305 vouchers that are designated for non-elderly disabled families. Non-elderly disabled is defined as where the head of household, spouse, or sole member is a disabled persons below the age of 62. HUD's definition of family includes individuals, couples, and families with children.

Response: The County appreciates the updated information provided by Ms. Attick. The County has updated the CAPER to reflect that the 205 vouchers as well as an additional 100 vouchers will be designated to serve non-elderly disabled households in the 2011 program year. The County also notes that while these vouchers lost the non-elderly disabled designation for a period of time, the existing voucher holders continued to be housed with the vouchers, and the designation was not continued at turnover.

Dr. Gary Goldbaum, Health Officer and Director, Snohomish Health District

Comment: Dr. Goldbaum stated that one of the goals of the Snohomish County Urban County Consortium is to make “decent and safe housing affordable, accessible, and available in our community.” Dr. Goldbaum commented that one of the best ways to make sure that housing is safe for all people is to prohibit smoking indoors or within 25 feet of residential buildings.

Dr. Goldbaum pointed out health and safety factors in support of such a policy. He indicated that in new developments, an indoor no-smoking policy provides a healthy and safe environment for individuals and families. He explained that such policies do not require people to quit smoking, but do require that they do not smoke indoors, which provides protection from the dangerous toxins in secondhand smoke.

Dr. Goldbaum noted that according to the Washington State Department of Health, nearly 75% of people who live in affordable housing do not smoke. He further commented that indoor no-smoking policies are in-line with the goal of providing safe housing to all Washington residents regardless of income. In addition, Dr. Goldbaum stated that such policies also help agencies meet state law requirements to protect agency staff from secondhand smoke on the job.

Dr. Goldbaum also pointed out housing maintenance cost savings associated with such policies, which make the most judicious use of taxpayer investment. He explained that such policies maintain the integrity of the housing structure with little need to do major renovations at the time of turnover. In addition to the substantial savings gained in turnover costs, there are no additional costs incurred from burdens on the HVAC system. He commented that money used to rehabilitate properties goes further when the property is designated and maintained smoke-free.

Dr. Goldbaum noted that the Snohomish County Council adopted a bonus point incentive for agencies that have indoor no-smoking policies in place. He indicated that the Snohomish Health District looks forward to this incentive being included in the 2012 round of affordable housing applications. Dr. Goldbaum also commented that the Snohomish Health District supports this concept being expanded to require that all agencies applying for funding through the County for affordable housing projects of any type have 100% smoke-free indoor policies in place in order to provide safe housing for residents and working conditions for agency staff.

Response: The County appreciates the input and advocacy provided by Dr. Goldbaum and staff members at the Snohomish Health District on this issue. During development of the 2010-2014 Consolidated Plan, the Snohomish Health District actively participated in the citizen participation process and requested support for an in-door no-smoking policy for housing projects. The County did not adopt such a policy at that time, but indicated it would further explore the issue and seek additional input.

Since that time, the County did further research the issue and obtain additional input. After consideration of this issue, the County Council adopted Motion 10-425 in September 2010 in support of a non-smoking policy. The motion encourages applicants applying for capital funds for affordable housing projects to implement such a policy by providing an incentive bonus point to those applicants which demonstrate the existence of such a policy at the time of application. The Housing and Community Development Policy Advisory Board (PAB) adopted a non-smoking policy in September 2011 to implement this motion. In order to receive the bonus point, sponsors of affordable housing capital projects must have a written non-smoking policy at the time of application for funding for the project site if it is owned and operated by the sponsor (or a draft written policy if the project involves new construction or is not currently owned or operated by the sponsor). The policy must apply to all residential units and common areas at the project site, must be consistent with applicable Federal, state, and local laws and ordinances, and must include a resident outreach plan. This bonus point will be implemented beginning with the 2012 program year application round.

The County does recognize Dr. Goldbaum's preference to further restrict County-funded projects by mandating a non-smoking policy rather than utilizing an incentive point system. However, at this time the County has opted in favor of implementing an incentive system. The incentive system would provide a substantial advantage to projects with non-smoking policies in comparison to other projects without such a policy. The County will closely monitor funding outcomes during the 2012 program year and assess the number of housing capital projects funded with non-smoking policies versus those without such policies. The results of the outcomes will be provided to Dr. Goldbaum and to the PAB. The PAB is responsible for oversight of such policies. The PAB is comprised of three County Council members, four city/town representatives, one County Executive representative, and one citizen chairperson who is knowledgeable about affordable housing programs and policies. If the intended target goal is not met with the currently implemented incentive system, County staff will consider the alternative mandated option and any other system that may help to increase the number of affordable/homeless housing capital projects with non-smoking policies.

H. SELF-EVALUATION

The Snohomish County Urban County Consortium has successfully completed the first year of our five-year Consolidated Plan. Overall, substantial progress was made during the 2010 program year in using available local and federal funds to meet the strategies and objectives set forth in the 2010-2014 Consolidated Plan.

The accomplishment summary charts in the Executive Summary provide a comparison between the proposed five-year goals and the actual accomplishments achieved in the first year. Additional evaluation is provided below regarding accomplishments under each of the project priority areas identified in the Consolidated Plan.

1. Affordable Housing Project Accomplishments

Affordable rental housing

As shown in the accomplishment summary charts in the Executive Summary, the Consortium made substantial progress in two of the three, five-year goals for affordable rental housing. The Consortium met 34% of the goal for affordable rental housing units. Sixty units were completed and another 199 units are under way or have funds budgeted. The Consortium also met 66% of its goal for new units and rent subsidies for persons experiencing homelessness. Twenty two (22) new units/subsidies were brought on-line, and an additional 99 units/subsidies are underway or have funds budgeted.

The Consortium also made progress towards its five-year goal for the development of new, transitional or permanent rental units for persons with special needs. However, the production numbers for this initial year are lower than anticipated. The Consortium met 9% of its five-year goal in this area during the first year. Eleven units were completed and another ten are underway. Two project applications were submitted for the 2011 funding round under this category. However, due to the competitiveness of the application round and the limited funding available, these applications fell below the funding line. In the past year, the County implemented a new revolving loan fund to assist with the development of units for persons with chemical dependency and substance abuse. It is anticipated that this will encourage the development of new units towards this goal in the future. While the production of new units in this first year is lower than anticipated, 127 of the 199 rental units currently underway or for which funds are budgeted, are for the preservation of existing rental units for elderly persons and persons with disabilities.

Homeowner Housing Rehabilitation

As shown in the accomplishment summary charts in the Executive Summary, progress was made in all three areas of homeowner housing rehabilitation, but was lower than originally anticipated in two of the three areas.

The Consortium met 13% of its five-year goal in this first year for the number of low- and moderate-income households assisted with major rehabilitation of their homes, with 22 homeowners being assisted. While progress was made, it was lower than the annual 20% goal. One of the programs providing assistance under this category serves Snohomish County outside the Cities of Everett and Bothell. The program received a record number of inquiries for the program, but saw a decrease in eligible households applying for the program. The Agency explained that this may be due to homeowners being more cautious about taking on additional debt during the current economic climate. The Agency returned some of the funding for this program and requested reduced funding for 2011 to continue the program at a reduced level. The other program serves the City of Everett. The City of Everett recently allocated new HOME

funds to this program and is expecting their production levels to increase over the next year.

The Consortium met 11% of its five-year goal in this first year for the number of low-income homeowners assisted with weatherization-related repairs, with 41 households being assisted with CDBG funds. While progress was made, it was lower than the annual 20% goal. Sufficient CDBG funding was allocated to this program for the first year to meet the annual goal. However, the program providing this activity continued a greater focus during the year on weatherization of multi-family rental units for low-income households in order to meet expenditure deadlines for grant funds received under the Federal recovery act. In 2010, the program completed a total of 689 units, 489 of which were multi-family units and 200 of which were single family homes, which represents a significant investment in our community. The program plans to increase single-family unit production again in the upcoming year.

The Consortium successfully met 23% of its five-year goal in this first year for the number of low-income homeowners assisted with minor home repair, with 377 households assisted.

Homeownership

As shown in the accomplishment summary charts in the Executive Summary, the Consortium was very successful in making progress towards its five-year goals for homeownership. The Consortium has met 96% of its goal for the production of new affordable homeownership units. Fourteen (14) units were completed this year and another 34 units are underway or have funds budgeted. The Consortium also met 79% of its goal for providing purchase assistance to low- and moderate-income first-time homebuyers. Twenty nine (29) households were provided purchase assistance in the past year, with funds budgeted for another 26 households.

PY 2010 HUD Outcomes: Federal and local funds were used to acquire and/or construct 60 units of rental housing in order to make decent housing more affordable. A total of 440 low-to-moderate income homeowners received assistance for major rehabilitation, minor repair, and weatherization of their homes in order to make decent housing more available/accessible. A total of 29 households received first-time homebuyer downpayment assistance in order to make decent housing more affordable. A total of 14 homeownership units were constructed in order to make decent housing more affordable.

Additional housing projects which are currently underway or have funds budgeted will be captured in the outcome reporting in the program year in which the project is completed.

2. Public Facility Project Accomplishments

As shown in the accomplishment summary charts in the Executive Summary, the Consortium made significant progress in this first year towards achieving three of the four, five-year goals under this category. Fifty percent of the goal was met for removal of facility architectural barriers for accessibility. Forty percent of the goal was met for facilities for persons with special needs and homeless persons. And 67% of the goal was met for other low-income facilities, such as youth centers, senior centers, and food banks. A total of two projects were completed and six additional projects were under way or had funds budgeted.

The fourth goal is for facilities such as parks, health centers, and fire stations in low-income neighborhoods. No projects are currently open or have funds budgeted in this category. In addition, no applications were received under this category for 2011. In the upcoming year, County staff plan on conducting outreach with Consortium members, providing a better description of eligible projects under this category in the 2012 application, and emphasizing these types of projects in the applicant information workshop for the 2012 application.

PY 2010 HUD Outcomes: 2,218 persons were provided improved access to a public facility in order to create a more suitable living environment.

Additional public facility projects which are currently underway or have funds budgeted will be captured in the outcome reporting in the program year in which the project is completed.

3. Infrastructure Projects

As shown in the accomplishment summary charts in the Executive Summary, the Consortium made significant progress in this first year towards achieving both of the five-year goals under this category. Sixty-nine percent of the goal was met for street and sidewalk projects. One hundred percent of the goal was met for water/sewer, flood mitigation, and solid waste disposal projects. A total of six projects were completed; another 10 had funds budgeted or were underway.

PY 2010 HUD Outcomes: 3,029 persons were provided improved access to infrastructure through street and sidewalk projects in order to create a more suitable living environment. 2,870 persons were provided improved access to infrastructure through waterline projects in order to create a more sustainable living environment.

Additional public infrastructure projects which are currently underway or have funds budgeted will be captured in the outcome reporting in the program year in which the project is completed.

4. Service Project Accomplishments

As shown in the accomplishment summary charts in the Executive Summary, CDBG and ESG funds were used to fund projects under all three service project priorities, including youth service programs, senior services programs, and public service programs, and 10 out of the 11 objectives under these priorities. The number of persons served under the objectives, shows that the Consortium met, substantially met, or exceeded its one-year benchmarks towards our five-year goals under 10 of the objectives.

The one objective that did not have a funded project was the objective to provide health services to low- and moderate-income persons. Applications for service projects are on a two-year cycle, and no applications falling under this objective were submitted for 2010 or 2011 CDBG or ESG funding.

However, while no CDBG or ESG funds were used to provide health services during the 2010 program year, medical and dental services for homeless and at-risk persons were supported through other efforts. The Project Homeless Connect event held in July 2011 provided 367 medical service encounters, 150 dental service encounters, and other health services to homeless and at-risk persons. Additionally, a 2010 project funded under the Snohomish County Ending Homeless Program (EHP) paid for some medical costs and dental services for 127 homeless persons.

County staff plan on conducting outreach to agencies that provide health services to low-income persons in Snohomish County for the upcoming application round for 2012 and 2013 CDBG and ESG funding to make them aware that this is an eligible activity for funding.

PY 2010 HUD Outcomes: 3,430 persons were provided improved access to services in order to create a more suitable living environment. 813 persons were provided more affordable access to services in order to create a more suitable living environment. 1,082 persons were provided improved access to services in order to make decent housing more available/accessible.

5. Program Changes

No changes to the Consolidated Plan priorities, strategies, or objectives were made during the 2010 program year. County staff have identified outreach activities for the upcoming program year for the one objective under the public facility priority and the one objective under the public service priority which did not have a project funded in the 2010 program year.

The CDBG and HOME programs received significant funding cuts for 2011. These cuts and any continued cuts in these programs may affect the ability of the Consortium to meet all of its goals. County staff plan on reviewing the decreased funding levels from

Federal, state, local, and private resources for the maintenance and development of affordable housing in our community and may propose revised goals in this area based on updated funding level projections.

IV. ADDITIONAL PROGRAM NARRATIVES

A. RELATIONSHIP OF CDBG FUNDS TO CONSOLIDATED PLAN PRIORITIES

The Consolidated Plan identifies the following six priority activities for use of CDBG, HOME and ESG funds: 1.) affordable housing projects, 2.) public facility projects, 3.) infrastructure projects, 4.) youth service programs, 5.) senior service programs, 6.) public service programs, and 6.) grant planning and administration costs. CDBG funds were provided to support activities under all of these priorities.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. CDBG funds were allocated to support activities under five of these strategies. The strategies include:

- H-1: Affordable rental housing
- H-2: Housing for persons experiencing homelessness
- H-3: Affordable rental housing for persons with special needs
- H-4: Home rehabilitation for homeowners
- H-5: Assistance for first-time homebuyers

During the 2010 program year, \$1,190,004.76 in CDBG funds was drawn down under these five strategies. Additional CDBG funds are allocated to project activities under these strategies which have not yet been expended. Other funds were also used to support activities under these strategies.

There is one public facility strategy, CD-1. \$274,618.38 in CDBG funds was drawn down under this strategy. There is also one infrastructure Strategy, CD-2. \$485,236.99 in CDBG funds was drawn down under this strategy.

There are three service program strategies. Under the CD-3 strategy for youth service programs, \$68,015.32 in CDBG funds was drawn down. Under the CD-4 strategy for senior service programs, \$70,105.46 was drawn down. And under the CD-5 strategy for public service programs, \$339,341.38 was drawn down.

Under the CD-6 strategy for planning and administration, \$637,995.54 was expended. This includes funds expended in this category for the 2010 program year as well as expenditures in this category made in the 2009 program year which were drawn down in the 2010 program year.

Refer to Section III.A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved under each priority, strategy and objective identified in the Consolidated Plan.

B. PLANNED ACTIONS IN ACTION PLAN

During the reporting period Snohomish County continued its collaborative association with a range of public and private agencies pursuing housing and community development initiatives throughout the County. The grantee pursued all resources it indicated it would pursue. None of the County's actions hindered implementation of the Consolidated Plan by action or by willful inaction. OHCD and OCHS program staff reviewed applications received for CDBG, HOME and ESG funds for consistency with the strategies and objectives contained in our Consolidated Plan. In addition, the County provided requested certifications of consistency for 24 projects applying for Continuum of Care funding, 7 projects applying for other sources of funds, and the public housing agency plan for the Housing Authority of Snohomish County. All of the requested certifications were for activities that were consistent with our Consolidated Plan. Copies of these certifications are available upon request from the Snohomish County Office of Housing, Homelessness and Community Development.

C. NATIONAL OBJECTIVES

All CDBG funds were used for projects that met one of the three national objectives and the County complied with the overall benefit certification.

D. RELOCATION

The Office of Housing and Community Development (OHCD) minimizes displacement of tenants in federally assisted projects by providing training to applicants prior to the submission of applications for federal funding and at each pre-application training. Analysts work with applicants prior to submission of applications to insure that the Uniform Relocation Assistance, Real Property Acquisition Policies Act of 1970, as amended, (URA) compliance is implemented, and displacement of tenants is minimized throughout the process.

To minimize tenant displacement OHCD recently developed written URA policies and procedures which were approved by the Housing and Community Development Policy Advisory Board (PAB) in September 2011. The policies and procedures include:

1. In-House URA/104(d) Process
2. URA/104(d) Application Review & Checklist
3. Homebuyer Purchase Assistance Policy
4. Section 104(d) Policy
5. Appeals Policy
6. Installment Policy

If a project results in demolition or conversion of a housing unit and a low-income tenant is displaced, Snohomish County's Residential Anti-displacement and Relocation Assistance Plan under Section 104(d) of the Housing and Community Development Act of 1974, as amended, is implemented.

All projects that include temporary or permanent relocation are tracked by the Relocation Analyst and assistance to applicants in complying with the requirements is provided.

In the 2010 program year, no tenants have been permanently or temporarily displaced as a result of a CDBG funded project.

One CDBG-funded infrastructure project located in the City of Lynnwood required acquisition of two easements. The City was awarded \$250,000 in CDBG funds for the construction of 1,300 lineal feet of continuous concrete, curb, gutter, and sidewalks along the eastern side of 40th Avenue W. Because the project was part of a designated project area and the easements were required for the project, the acquisition could not be conducted as a voluntary sale.

The City hired a qualified agency to conduct the acquisition process and OHCD staff monitored the process to insure the URA requirements were met. The two easements were acquired under the administrative settlement process and the correct URA notices were provided to the homeowners. The City determined that the valuation problem was uncomplicated and the anticipated value of the proposed acquisition was estimated to be less than \$10,000. A waiver valuation, instead of an appraisal, was prepared by a qualified professional who had no interest, direct or indirect, in the real property.

E. ECONOMIC DEVELOPMENT, LIMITED CLIENTELE, PROGRAM INCOME, COMPLETED REHABILITATION PROJECTS, NEIGHBORHOOD REVITALIZATION.

Economic Development

No economic development activities were undertaken with CDBG funds during the 2010 program year.

Narrative on Public Service Activities serving Limited Clientele not Presumed Benefit

During the reporting period, five projects received CDBG funding for public service projects which served a limited clientele who were not persons presumed to be low- and moderate-income by HUD. These projects include: Catholic Community Services – Pregnant and Parenting Women's Housing, Deaconess Children's Services -- Teen Parent Advocacy Program, Intercommunity Mercy Housing – Senior Case Management, VOA Sky Valley Resource Center, and VOA Rental Housing Mediation/Fair Housing Counseling. These projects are limited specifically to clients who meet the HUD low-to-moderate income guidelines or which serve clients of whom at least 51% are low-to-moderate income. Agencies sponsoring these projects keep client information on family size and income on file to demonstrate the income eligibility

of clients served and report this information quarterly. County staff tests for compliance during on-site monitoring visits. In addition, one public service activity, Open Door Theatre -- Personal Safety Outreach project, provided services as an area benefit activity.

Neighborhood Revitalization

Snohomish County has no HUD-approved neighborhood revitalization strategies and therefore, has no reporting obligation for this area.

V. HOME NARRATIVE

A. DISTRIBUTION OF HOME FUNDS AMONG HOUSING STRATEGIES

The Consolidated Plan identifies the following six priority activities for use of CDBG, HOME and ESG funds: 1.) affordable housing projects, 2.) public facility projects, 3.) infrastructure projects, 4.) youth service programs, 5.) senior service programs, 6.) public service programs, and 6.) grant planning and administration costs. HOME funds were provided to support activities under two of these priorities, affordable housing and grant planning and administration.

Under the affordable housing priority, there are eight strategies in total. Six of these strategies have objectives related to funding specific project activities with the overall goals of making decent housing more affordable and available/accessible in our community. HOME funds have been allocated to support activities under each of these six strategies. The strategies include:

- H-1: Affordable rental housing
- H-2: Housing for persons experiencing homelessness
- H-3: Affordable rental housing for persons with special needs
- H-4: Home rehabilitation for homeowners
- H-5: Assistance for first-time homebuyers
- H-6: Utilizing expertise of housing developers to create a stable and well-maintained affordable housing stock

During the 2010 program year, \$2,133,226.77 in HOME funds was expended under these six strategies. Additional HOME funds are allocated to project activities under these strategies which have not yet been expended. Other Federal, state, and local funds were also used to support activities under these strategies.

Under the CD-6 strategy for planning and administration, \$234,201.07 in HOME funds was expended.

Refer to Section III.A., Assessment of Five-Year Goals and Objectives, to see specific activities undertaken and accomplished achieved under each priority, strategy and objective identified in the Consolidated Plan.

B. HOME MATCH REPORT

The annual HOME program block grant requires a 25% match of the HOME funds used for projects from non-Federal Sources. On March 25, 2009, Snohomish County was granted a 100% match reduction for Federal Fiscal Year 2010 (October 1, 2009 through September 30, 2010). In the 2010 program year, Snohomish County secured \$12,677,137 in matching funds. Excess match available from previous years is \$22,334,822, for a combined total of \$35,011,959. The match liability for the 2010 program year is \$247,729, leaving a balance of \$34,764,230 in available match for future years. The HOME Match Report (HUD-401017-A) is located in Appendix F.

C. HOME MBE AND WBE CONTRACTING

Snohomish County continues its policy of ensuring that minority and women business enterprises (M/WBEs) are given an equal opportunity to compete for projects funded in part with County HUD funds. Because the list of qualified M/WBE changes on a daily basis, and because the County does not have the resources to maintain its own current list, OHCD staff refer sub-grantees to the Internet web site maintained by the State of Washington. The County's policy on M/WBE opportunity is also included in the standard language of each contract executed for projects. Finally, M/WBE requirements are discussed at pre-bid and pre-construction meetings with sub-grantees and their contractors.

During the reporting period, there was one MBE contractor, one MBE subcontractor, and nine WBE subcontractors for two HOME-funded projects. The HOME Annual Performance Report, Part III MBE and WBE (HUD-40107) is located at Appendix F.

D. HOME AFFIRMATIVE MARKETING

Snohomish County requires all agencies receiving HOME funds for projects with five or more HOME-assisted units to have plans to affirmatively market housing to eligible populations. This requirement is included in contracts between Snohomish County and the agencies receiving the HOME funds.

The affirmative marketing plan must include information on:

1. how the sponsor will inform the public and potential residents about fair housing laws,
2. how the sponsor will affirmatively market the units and inform persons who might not normally apply for housing through special outreach, and
3. how the sponsor will document affirmative marketing efforts and evaluate their success.

The marketing plans are reviewed by OHCD staff when the projects are monitored. Housing projects must display the Equal Housing Opportunity information and logo in an area that is accessible to eligible households.

E. HOME ASSISTED RENTAL HOUSING MONITORING

During the 2010 program year, the Office of Housing and Community Development (OHCD) completed a review and revision of its HOME monitoring policies and procedures for rental housing projects and have included these in a new monitoring policy and procedures manual. Review and revision of monitoring policies and procedures for other types of HOME housing projects are expected to continue in the upcoming year.

With the retirement of the person responsible for tracking the monitoring schedule this past year, the OHCD Supervisor is taking the lead on scheduling the monitoring activities with each staff person and is training a new staff member to revise a new tracking system spreadsheet that will improve the overall coordination of monitoring activities.

During the past year, OHCD has initiated enhanced cross training among staff to monitor housing projects, which is intended to increase the frequency of monitoring activities. Four OHCD staff members attended HUD-sponsored training on HOME rental housing compliance in March. Two OHCD staff members are also scheduled to attend HUD-sponsored training on ensuring HOME program compliance in July.

During the past year, OHCD staff continued to coordinate monitoring activities with other funders such as the Washington State Department of Commerce. OHCD staff also continued to actively work with the Monitoring Coordination Task Force, which has provided additional insights as to the types of monitoring strategies used by other funders. The County is also exploring a potential Memorandum of Understanding with other funders that may provide for further efficiencies in monitoring housing projects.

OHCD staff determines on an annual basis which HOME-assisted rental housing projects are to be monitored each year. The projects selected are based on the frequency required by HOME regulations as well as a risk assessment of the Agency and past performance. OHCD staff conducts a physical inspection of the property and review of tenant files, financial records, and management manuals.

OHCD housing project management staff began using a new more detailed Uniform Physical Condition Standard (UPCS) checklist to conduct the physical inspections of the HOME-assisted properties. Tenants are provided a 48-hour inspection notice and staff are accompanied by property management staff on the inspections.

OHCD project staff used the HTF/HOME Rental Monitoring checklists used by the Washington Department of Commerce to review tenant files and management files and to interview agency staff. The Human Services Department Fiscal staff review rent

rolls, audits, maintenance and management policies related to financial management as well as the annual operating budget for each project monitored.

An initial finding letter is sent to the agency within 30 days of the completion of the physical inspection and file review. Agencies are then given 30 days to respond to the findings.

For the 2010 program year, thirteen HOME-assisted capital projects were monitored. The HOME assisted units were inspected for compliance with Uniform Property Conditions Standards and generally found to be well-maintained. Where needed, property managers were directed to take actions to bring properties into compliance with UPCS. Projects were also monitored for compliance with tenant/participant selection and agreement standards, and operational procedures.

Monitored projects included:

- Housing Hope: Avondale Apartments, Beachwood Apartments, Commerce Building, Vision House, Hope Village, Hope Village II, New Century Village, and Oakes Avenue Commons
- Housing Authority of Snohomish County (HASCO): East Terrace III
- Compass Health: Camellia House
- Senior Services of Snohomish County: Meadows II, Lakewoods II and Pepperwood Senior Apartments.

Eleven of the monitoring visits to rental housing were conducted in cooperation with the Washington State Department of Commerce (formerly the Washington State Department of Community Trade and Economic Development).

The capital projects monitored were found to have minor documented deficiencies. The most common were:

- Site: Vegetation too close to the buildings needs trimming, site signs need to be added, graffiti on fences needs removal, and erosion around building needs to be filled with new soil.
- Building exterior: Gable fascias need painting, clogged gutters and dirty buildings need cleaning.
- Common areas: Toilet loose at base needs tightening, chipped enamel on ranges and sinks needs repairing, receptacle cover broken needs replacing, and cluttered maintenance room needs cleaning.
- Building systems: No findings were made.

- Health and Safety: Exit signs not working need to be functioning, tripping hazards need eliminating, blocked egress needs clearing, furniture/curtains too close to the heaters needs to be removed, missing smoke detector batteries and disabled detectors need repairing; and clutter by water heaters needs clearing.
- Units: Caulking around sinks, toilets and bathtubs needs replacing, dirty exhaust fans need cleaning, loose sinks and toilets need securing, and chipped sinks and bathtubs need repairing.

All findings but one have been addressed. In last year's report, one project was reported to have substantial soil erosion problems. The Agency for the project had a plan in place to address this issue during the 2010 program year. However, the Agency did not have the resources to address the problem and will complete the repair when funds become available. This project will continue to be monitored to resolve the erosion problem. There generally were no concerns with the tenant files or financial record review.

In addition, one of the three Community Housing Development Organizations (CHDOs), Housing Hope, was monitored for compliance during the program year. No findings were made. The other two CHDOs were monitored near the same time, but in the previous program year.

Monitoring activities continued to be conducted during the reporting period despite continued staffing level variances. The County has put increased emphasis on monitoring and manages its monitoring schedule on an ongoing basis and has modified its monitoring schedule for the upcoming year to maximize monitoring activities.

F. AMERICAN DREAM DOWNPAYMENT INITIATIVE (ADDI)

The American Dream Down Payment Initiative (ADDI) is a grant program administered by HUD as a component of the HOME program. The ADDI program received Federal funding for program years 2003 through 2008; funding thereafter was discontinued. ADDI funds are used to provide down payment assistance to low-income households to help them purchase their first home.

Although no new ADDI funds were received in 2010, Snohomish County and the City of Everett continued to administer ADDI funds received in prior years during the reporting period. The City of Everett is a member of the Snohomish County HOME Consortium. Pursuant to an interlocal agreement, the City of Everett received a set-aside of 21% of ADDI funds for program years 2003 to 2008 for projects providing assistance to residents of the City of Everett.

Two programs receiving ADDI funds were underway during the program year including: 1.) HomeSight – *Puget Sound First-Time Homebuyers Assistance* and 2.) Parkview Services – *Homeownership for People with Disabilities*. An additional program, Housing

Hope – *Homeownership Fund*, was allocated funding in previous years and this activity is anticipated to be underway in the upcoming program year.

In addition, a 2010 project that was funded in part with re-allocated prior year ADDI funds, was cancelled during the program year. Based on guidance from HUD, these funds were allowed to be awarded to a 2011 project as regular HOME funds.

The following summarizes actions taken by HomeSight and Parkview Services during the program year to:

1. ensure the suitability of families receiving assistance to undertake and maintain homeownership, and
2. provide outreach to residents and tenants of public and manufactured housing and to other families assisted by public housing agencies in Snohomish County for the purpose of ensuring that ADDI funds are used to provide down payment assistance to such residents, tenants, and families.

HomeSight requires potential homebuyers to participate in homebuyer education classes and one-on-one financial counseling as part of their program. The classes cover topics essential to successful homeownership including the home purchase process, layered financing and loan options, credit and debt, budgeting, taxes, home maintenance, avoiding predatory loans, insurance and long-term financing planning, and loan default prevention. The counseling includes review of income documentation, credit standing, affordability, and potential eligibility for purchases assistance. If needed, an individual action plan is created for participants and progress towards “mortgage ready” status is monitored. HomeSight has experienced underwriting and loan processing staff that follow professional underwriting guidelines. HomeSight is a HUD-Certified Housing Counseling Agency.

HomeSight partners with the Everett Housing Authority (EHA) and the Housing Authority of Snohomish County (HASCO) to provide homeownership opportunities to residents of public housing and Section 8 housing. HomeSight provides training and program information to housing authority staff so that they can pre-screen and refer interested residents to its program. HomeSight currently has 14 Section 8 counseling clients and provided loan packages to 3 Section 8 voucher holders in the past year. HomeSight also works closely with HASCO to preserve manufactured homeownership opportunities.

Parkview Services works with the Washington State Housing Finance Commission, State Department of Developmental Disabilities, Washington Homeownership Resource Center, and the ARC of Snohomish County who refer potential first-time homebuyers with a family member who has developmental disabilities to the agency. The agency provides pre-purchase counseling and homebuyer education seminars as well as post-purchase counseling. Topics include: assessment of readiness for homeownership, responses use of credit and budgeting, living within or below means, financing a home

and loan programs available, credit approval for a mortgage, shopping for a home, the real estate contract, home inspection and appraisal, maintaining and improving a home, and financing and sustaining homeownership. Parkview Services is a HUD Certified Housing Counseling Agency. Parkview Services also provides outreach to the Everett Housing Authority.

VII. HOPWA NARRATIVE

The City of Seattle Human Services Department is the regional grantee and coordinator for the Housing Opportunities for Persons with AIDS (HOPWA) program for King, Snohomish and Island Counties. This federally-funded program provides housing assistance to low-income persons disabled by AIDS and their families. One agency, Catholic Community Services, was awarded funding to provide assistance in Snohomish County during the 2010 program year. As Snohomish County does not directly administer this program, it does not have specific reporting requirements under this section.

VIII. ESG NARRATIVE

A. ASSESSMENT OF RELATIONSHIP OF ESG FUNDS TO GOALS AND OBJECTIVES

The Consolidated Plan identifies the following six priority activities for use of CDBG, HOME, and ESG funds: 1.) affordable housing projects, 2.) public facility projects, 3.) infrastructure projects, 4.) youth service programs, 5.) senior service programs, 6.) public service programs, and 6.) grant planning and administration costs.

Homeless and homeless prevention strategies and objectives for use of CDBG, HOME and ESG funds are found under the youth service programs, public service programs, and affordable housing priorities of the Consolidated Plan.

ESG funds were used to support homeless projects that met the youth and public service objectives of providing emergency and transitional housing and related case management and support services to homeless youth, homeless families with children, and victims of domestic violence. Under the CD-3 strategy for youth service programs, \$23,315.26 in ESG funds was expended. Under the CD-5 strategy for public service programs, \$135,951.99 was expended.

These funds also provided the dual purpose of supporting two objectives under the H-2 affordable housing strategy for homeless housing. This includes HO-4 to maintain the existing shelter and transitional housing system and objective HO-6 to continue to support the operation of facilities and programs providing shelter and services to homeless individuals and families.

Under the CD-6 strategy for planning and administration, \$6,778 in ESG funds was expended.

Specific project descriptions for projects receiving ESG funds and the Consolidated Plan strategies and objectives they help meet are located in Section III.A.

The project activities supported with ESG funds also address the County's and the Continuum of Care's 10-Year Plan to End Homeless goal to provide funding to maintain existing housing and services that demonstrate measurable outcomes and overall progress towards ending homelessness. The Continuum of Care for Homeless Persons Narrative in Section III.D. provides additional information on the homeless and homeless prevention activities undertaken in Snohomish County during the reporting period.

B. CHARACTERISTICS OF PERSONS SERVED WITH ESG FUNDS

ESG-funded projects assisted 1,303 homeless persons during the reporting period including 481 adults and 822 children. The persons served included: 25 chronically homeless persons (emergency shelter only), 77 persons with severe mental illnesses, 178 persons with chronic substance abuse (alcohol and/or drug dependent), 97 persons with another disability (developmental, physical or other disability), 5 veterans, 2 persons with HIV/AIDS, 312 victims of domestic violence, and 4 elderly persons.

C. ESG OBLIGATION OF FUNDS AND MATCH REQUIREMENT

Snohomish County received \$135,560 in Emergency Shelter Grant (ESG) funds from the U.S. Department of Housing and Urban Development for the 2010 program year. Snohomish County obligated all funds by January 6, 2011 which was within 180 days of the date of the grant award made by HUD on July 13, 2010.

ESG regulations require a dollar-for-dollar match of ESG funds with other funds. The table below shows matching funds provided by agencies and the County to meet this requirement.

2010 EMERGENCY SHELTER GRANT MATCH

Project Sponsor/Project Name	ESG Award	Matching Funds
Cocoon House Teen Shelter and Transitional Housing	\$24,792	\$17,499.96 United Way \$7,292.04 Donations
Housing Hope Transitions	\$25,300	\$13,719 Sno. Cty. CDBG \$11,581 ESAP
The Interfaith Association of NW WA Interfaith Family Shelter	\$19,546	\$19,546 Private Foundations/Donations
Domestic Violence Services of Sno. Cty. Transitional Housing for DV Victims	\$21,611	\$21,793 EHP
Volunteers of America Emergency Housing Assistance	\$17,111	\$17,111 Sno. Cty. CDBG

Project Sponsor/Project Name	ESG Award	Matching Funds
YWCA of Seattle-King County-Sno. Cty. Families in Transition/Homeward Bound	\$20,240	\$13,442 EHP \$6,798 YWCA Investment
Snohomish County ESGP Administration	\$6,768	\$5,171.77 EHP \$1,602.23 Sno. Cty. General Funds
TOTAL	\$135,550	\$135,550

In addition to \$135,550 listed above in matching funds, Snohomish County ESG-funded projects reported additional funding received from other sources totaling \$3,229,029 from federal, state/local, private and other funding sources during the reporting period.

D. HOMELESS DISCHARGE COORDINATION

See Continuum of Care Narrative in Section III.D. for information on Snohomish County's efforts to develop and implement a homeless discharge coordination policy for persons at risk of becoming homeless after being released from publicly funded institutions such as health care facilities, foster care, or corrections institutions.

Snohomish County did not receive any applications for 2010 ESG funds for homeless prevention activities.

IX. Changes to Action Plans and/or Consolidated Plan

A. Substantial Amendments

The following is a summary of substantial amendments made to Action Plans for various program years during this reporting period. Citizens were provided with 30 days to review and comment on the proposed amendments.

One citizen comment each was received on two of the amendments and are referenced in the text below for the specific amendment. Copies of the public notices of the proposed amendments published in connection with these amendments may be found in Appendix H.

City of Everett: 2010 HOME Affordable Housing Project Awards

The City of Everett (Everett) is a member of the Snohomish County HOME Consortium. As described in the Consolidated Plan and pursuant to an interlocal agreement, Everett receives a 21% set-aside of the Snohomish County Consortium's HOME funds each program year for affordable housing projects which benefit residents of Everett. The project selection process for these funds is conducted by Everett which follows its citizen participation plan and coordinates with the County to ensure that county-wide citizen participation requirements are met. The Snohomish County Council has final approval of project awards.

The amount of the 2010 HOME set-aside for City of Everett projects was \$485,458. This amendment to the 2010 Action Plan selected four projects to be funded from this set-aside. These projects included:

1. Artspace Projects, Inc.: Artspace Everett Lofts, \$20,000
Project consists of new construction of a four-story mixed-use building in downtown Everett with 40 units of rental housing affordable to low- and moderate-income households. The target population is artists who work full or part-time jobs, but anyone who meets the income limits will be eligible to live there.
2. City of Everett: Community Housing Improvement Program (CHIP), \$80,458.
Program will provide six low-interest home rehabilitation loans to low- and moderate-income homeowners residing in the City of Everett. The program is estimated to generate about \$120,000 in HOME program income during the year which will also be used to provide loans under the program.
3. HomeSight: First-Time Homebuyers Assistance, \$140,000
Program will provide gap financing to four low- and moderate-income first-time homebuyers in the City of Everett. HomeSight will also provide homebuyer education and financial counseling with other funds.
4. Parkview Services: Parkview Homeownership EO1, \$235,000
Program will provide downpayment assistance to seven low- and moderate-income first-time homebuyers in the City of Everett where at least one member of the family has a physical and/or developmental disability. Parkview Services will also provide homebuyer education and counseling with other funds.

Habitat for Humanity Villa de Garcia Project Change in Project Site and Scope

In May 2010, the County Council awarded \$342,373 to Habitat for Humanity (Habitat) for the Villa de Gracia project. The project was to develop eight new homeownership units in Granite Falls for low-income, first-time homebuyers through Habitat's "sweat equity" program.

Habitat originally requested \$427,950 from the County for this project and received a reduced amount due to limited funds and other competing applications. After the award was made, Habitat determined that it would not be able to raise the additional money needed to close the funding gap and also discovered that the project site would require sewer mitigation fees not originally anticipated.

Habitat located a new site for the project at 10104 67th Avenue NE, Marysville, WA 98270. The purchase price of this site is \$270,000 and storm water drainage is already in place. The site is zoned for five homeownership units. This amendment to the 2010 Action Plan approved the new site for the project and reduced the units to be produced from eight to five. HOME funds will be used for property acquisition and development costs.

Home for Good: Community Land Trust (CLT) in Mountlake Terrace Project HOME and ADDI Award Cancellation

Home for Good was awarded \$540,750 in HOME and ADDI funding in May 2010 for the Community Land Trust (CLT) in Mountlake Terrace Project. The award was later adjusted to \$540,741. The funding was to be used to provide purchase assistance to 15 low- and moderate-income first-time homebuyers in a mixed-income CLT development in Mountlake Terrace. Home for Good was to receive donated land and planned to secure construction financing to create a mixed-income, workforce homeownership project consisting of 57 homes utilizing a CLT model. Under this model, the units would remain permanently affordable.

Due to the downturn in the economy and the abundant supply of vacant new homeownership units, Home for Good requested a substantial change in the project from a CLT site-specific project in Mountlake Terrace to a scattered-site first-time homebuyer program model. The agency was looking for developed tracts with newly constructed vacant homeownership units in Snohomish County which could be used for the project and had identified two developments in the Marysville area.

Under the CLT model, the land would be secured in trust and the homebuyers would own the home and lease the land from the CLT, typically for 99 years. When the owner is ready to sell their home, the home would be sold to another income-eligible homebuyer who would own the home and lease the land from the CLT. Under the scattered-site model, the homebuyer would purchase the property (both land and home) with continued affordability ensured through deed and covenant restrictions, similar to other first-time homebuyer programs operating in Snohomish County.

The Housing and Community Development Policy Advisory Board (PAB) considered several factors in evaluating the agency's request and did not recommend approval of the requested substantial revision to the original project scope. Instead, the PAB recommended cancelling funding for the project and making the funds available for re-allocation in the 2011 funding round. Home for Good would be able to apply for funding for its revised project during a future competitive funding round.

The County Council approved an amendment to the 2010 Action Plan to cancel funding for this project. One comment was received during the 30-day public review and comment period. The comment was reviewed and considered by County staff and the County Council prior to adoption of the substantial amendment. The comment and County staff response to the comment are summarized below.

Summary of Comment: Ms. Gillespie, the former Executive Director of Home for Good, commented that there was not a functional or policy difference between creating permanently affordable homes through a ground lease (as would be used in the original model) or a deed restriction (as would be used in the revised model). Ms. Gillespie stated that the idea that one legal mechanism is technically a CLT and one is not was not correct and that both legal mechanisms are equally valid and in various cases more or less effective. Ms. Gillespie further stated that all CLT's use standard mortgage financing for their homeowners and that the notice implied that the PAB was erroneously told that this was not the case. Ms. Gillespie explained that the challenge is which legal mechanism would be accepted by Fannie Mae, Freddie Mac, and the FHA, and that the answer differs by region and lender.

Summary of County Response: The County is appreciative of Ms. Gillespie's comment and interest in permanent affordable homeownership. The notice was a summary of the amendment and did not provide all the details. After Ms. Gillespie's departure from Home for Good, County staff also continued to meet and communicate with an agency representative, who introduced additional changes to the revised project model.

At the time of the final revised amendment, it was not clear that the revised project would create permanent affordable homeownership; County staff anticipated that it would provide the required minimum ten-year affordability period required by the Federal regulations. Based on consultations with other organizations currently managing CLT's in Washington State and the Community Land Trust Financial Glossary, the revised project model would not be recognized as a CLT, but would fall under the broad umbrella of "shared equity" programs which have some similarities to CLTs, if it were to provide permanent affordable housing.

In addition to the program model changes proposed by Home for Good, the PAB primarily based their decision on other factors such as the high ranking of the original proposal, the current capacity of the agency, the change in project location, other existing homebuyer purchase assistance programs operating in the County, the agency's prior successful experience in operating a County-funded foreclosures prevention program, and the revised project's continued consistency with the Consolidated Plan.

HomeSight: Puget Sound First-Time Homebuyers Assistance 2009 Action Plan Project Description

HomeSight is a non-profit organization that provides gap financing assistance to low- and moderate-income, first-time homebuyers in Snohomish County in order to make homeownership affordable. Assistance is provided through second or third mortgages with repayment due at the time of resale, refinance, or change in occupancy.

The program was transferred from the Housing Authority of Snohomish County to HomeSight in 2005. The program was last awarded new funding in 2006. However,

each year the program generates program income from repayment of loans made in prior years with CDBG and HOME funds. The program income is used to provide additional loans under the program.

Although HUD has been satisfied with the County's past practice, during a recent monitoring performed by HUD for the CDBG program for the 2007 and 2008 program years, the County received a finding that it was not complying with certain record keeping requirements for this program. In part, HUD indicated that although the County reliably tracks and records program income generated from this program and includes this funding as part of the reported program income, the Action Plans for these years did not include the required project description table for this program which identified available CDBG program income funds to be used specifically for this program. The Action Plans reviewed by HUD did generally reference the amount of estimated CDBG program income to be generated from this program and its intended use, but did not include the more detail table required.

This amendment to the 2009 Action Plan responded to the corrective action identified by HUD to add the required project description table for this project. The table included a description of the project and reflected both CDBG and HOME program income that was available for the project. In addition, County staff included the required project description table for this project in the 2010 Action Plan for CDBG and HOME program estimated to be available.

Housing Authority of Snohomish County: Single Family Rehabilitation Loan Program HOME Award Cancellation

The Housing Authority of Snohomish County (HASCO) has administered the Single Family Rehabilitation Loan Program (SFRLP) for several years. The program provides low-interest loans to low- and moderate-income homeowners to rehabilitate their homes, including critical safety and health repairs.

HASCO notified County staff of its decision to return its 2010 HOME award of \$439,941 for this program. Because of reduced loan production for the program, this was more HOME funding than HASCO was currently able to commit to loans. Although HASCO is receiving a record number of inquiries for the program, it is seeing a decrease in eligible households applying to the program. Homeowners may be more cautious about taking on additional debt during the current economic climate.

Although there is less anticipated loan production in the current economic climate, HASCO expressed that there is still a continued need for the program. As of the end of October 2010, the program had about \$753,409 in unexpended CDBG and HOME funds from prior year awards. HASCO indicated that it was on track to expend and commit these funds. In addition, HASCO applied for and received reduced 2011 CDBG funding for a smaller scale program.

This amendment to the 2010 Action Plan cancelled the 2010 HOME award for the HASCO SFRLP.

Snohomish County: Homeless Prevention and Rapid Re-Housing Program
Budget Revisions

In April 2009, the County Council approved an amendment to the 2008 Action Plan to add the Homeless Prevention and Rapid Re-Housing Program. \$1,262,714 in funding was made available for this new program under the American Recovery and Reinvestment Act. The County Human Services Department directly operates the program. Funds are used to provide homeless prevention assistance for persons at risk of homelessness, rapid re-housing assistance for homeless persons, required data collection and evaluation costs, and administrative costs (capped at 5% of the total allocation). The amendment included an estimated spending plan for each of these categories. Under the regulations, sixty percent of the funds must be expended in two years by July 2011, and all funds must be expended in three years by July 2012.

At the time the budget was developed for this new program, it was anticipated that approximately 75% of households served would receive prevention assistance and 25% of households served would receive rapid re-housing assistance. At the time of program design, it was anticipated that it would cost less per household to provide prevention assistance than rapid re-housing assistance. The estimated allocation amounts for these two activities were based on these cost projections.

During the first year of the program, as anticipated, 75% of households served received prevention assistance and 25% of households served received rapid re-housing assistance. However, in practice, it cost more per household to provide homeless prevention assistance and less per household to provide rapid re-housing assistance than originally estimated. In addition, staff time to provide homeless prevention assistance was higher than originally estimated due to the applicant screening requirements.

County staff requested two amendments to the 2008 Action Plan to revise the budget to reflect adjustments to the original costs estimates for homeless prevention and rapid re-housing assistance based on experience with the program to date. The adjustments would allow the program to continue to provide assistance in both areas, with approximately 75% of households served receiving prevention assistance and approximately 25% of households served receiving rapid re-housing assistance. In addition, the budget revisions will allow the County to continue to stay on track with grant expenditure deadlines.

The first amendment was a non-substantial amendment and was approved in October 2010. This amendment transferred \$150,000 from the Rapid Re-housing financial assistance activity to Homeless Prevention, including \$100,000 for financial assistance and \$50,000 for housing relocation and stabilization services. This revision was non-substantial as it did not increase any activity by more than 50%. County staff originally

anticipated proceeding with just one amendment. However, there was a critical immediate need for Homeless Prevention housing relocation and stabilization services at the time of the non-substantial amendment.

The second amendment was a substantial amendment and was approved in April 2011. This amendment transferred an additional \$150,000 from Rapid Re-housing financial assistance to Homeless Prevention housing relocation and stabilization services. This additional transfer of funds, together with the non-substantial amendment, totaled \$300,000, and increased one of the budget activities by more than 50% of the original amount allocated.

One comment was received during the 30-day public review and comment period. The comment was reviewed and considered by County staff and the County Council prior to adoption of the substantial amendment. The comment received was from Dave Wood, Director of a public service program in Sky Valley for the Volunteers of America. Mr. Wood indicated that he believed the proposed changes really address the issue of staff time necessary to manage this program. The agency's experience was that staff cannot do a proper intake with the time allotted at current funding levels.

The charts below show the original HPRP estimated budget summary approved in April 2009, the non-substantial budget revision approved in October 2010, and the substantial budget revision approved in April 2011.

HPRP Estimated Budget Summary (Approved April 2009)			
	Homelessness Prevention	Rapid Re-housing	Total Amount Budgeted
Financial Assistance	\$450,000	\$469,579	\$919,579
Housing Relocation and Stabilization Services	\$100,000	\$150,000	\$250,000
Subtotal (add previous two rows)	\$550,000	\$619,579	\$1,169,579
Data Collection and Evaluation			\$30,000
Administration (up to 5% of allocation)			\$63,135
Total HPRP Amount Budgeted			\$1,262,714

HPRP Estimated Budget Summary (Approved October 2010)			
	Homelessness Prevention	Rapid Re-housing	Total Amount Budgeted
Financial Assistance	\$550,000	\$319,579	\$869,579
Housing Relocation and Stabilization Services	\$150,000	\$150,000	\$300,000
Subtotal (add previous two rows)	\$700,000	\$469,579	\$1,169,579
Data Collection and Evaluation			\$30,000
Administration (up to 5% of allocation)			\$63,135
Total HPRP Amount Budgeted			\$1,262,714

HPRP Estimated Budget Summary Approved April 2011)			
	Homelessness Prevention	Rapid Re-housing	Total Amount Budgeted
Financial Assistance	\$550,000	\$169,579	\$719,579
Housing Relocation and Stabilization Services	\$300,000	\$150,000	\$450,000
Subtotal (add previous two rows)	\$850,000	\$319,579	\$1,169,579
Data Collection and Evaluation			\$30,000
Administration (up to 5% of allocation)			\$63,135
Total HPRP Amount Budgeted			\$1,262,714

Washington Home of Your Own (WAHOYO): CHDO Operating Support Grant
HOME Award Cancellation

Washington Home of Your Own (WAHOYO) was awarded \$12,454 in May 2009 as an operating support grant to sustain a portion of the organization's operating costs as a Community Housing Development Organization (CHDO). CHDOs are private, non-profit community-based service organizations that develop affordable housing. In order to be eligible for operating funds, the agency must meet certain organizational requirements and also need to have either an existing HOME award for an affordable housing capital project or expect to receive such an award within 24 months.

WAHOYO qualified for the CHDO Operating Support Grant at the time the funding was awarded, but subsequently became ineligible. It was certified as a CHDO in 2009 and was awarded HOME funds from the Everett HOME set-aside to develop an affordable housing project. However, after this time, the project became ineligible for HOME

funds. WAHOYO applied for, but did not receive, HOME funding in the 2011 application round for another affordable housing project, due to the limited funding available and the project ranking among other competing applications. It was not anticipated that WAHOYO would have a HOME-funded project in the near future.

This amendment to the 2009 Action Plan cancelled WAHOYO's CHDO Operating Support Grant.

B. Non-Substantial Amendments

The following is a summary of non-substantial amendments made to Action Plans for various program years during this reporting period.

Domestic Violence Services of Snohomish County (DVSSC) ESG Award Increase

The County re-allocated \$430.85 from a cost under run on a 2008 ESG project to Domestic Violence Services of Snohomish County (DVSSC) for their 2010 Transitional Housing for Victims of Domestic Violence project. The DVSSC project was the highest ranked project, but was not awarded the full amount of their original funding request due to the limited ESG funding available. The agency indicated a current need for these funds due to increased costs and reduced funding from other resources. Based on past experience, the agency also had the capacity to expend these funds in a timely manner.

This amendment to the 2010 Action Plan increased the award to the DVSSC Transitional Housing for Victims of Domestic Violence project by \$430.85.

Snohomish County Urban County Consortium -- 2010 Action Plan Adjustments to Funding Allocations

The 2010 Action Plan was approved in May 2010. The plan included allocations for various projects and County administrative/planning costs funded under the CDBG, HOME, and ESG programs. Allocations were based on estimated funding. The actual 2010 funding available under the CDBG, HOME, and ESG programs differed from the estimated amounts. CDBG funding was increased by \$246,202. HOME funding was decreased by \$18,401. The ESG program received a nominal increase of \$192. And an additional \$137 in returned HOME funds from a complete project cost under run was also available for allocation.

Due to the changes in estimated funding, a non-substantial amendment was made to the 2010 Action Plan to adjust funding allocations for some projects and planning/administrative costs based on the actual amount of funds available. Adjustments made to public service and planning/administrative costs were within the allowable funding caps allowed for those types of costs. The following adjustments were made:

Agency Name Project Name	2010 Action Plan Award	Revised Award	Award Increase / (Decrease)	Funding Source	2010 Action Plan Page
Boys & Girls Club of Snohomish County <i>Sultan Boys & Girls Club Building Improvements</i>	305,625	340,865	35,240	CDBG	260
Catholic Community Services of Snohomish County <i>Pregnant and Parenting Women's Housing Program</i>	39,071	42,027	2,956	CDBG	261
Deaconess Children's Services <i>Teen Parent Advocacy Program</i>	24,538	25,538	1,000	CDBG	266
Domestic Violence Services of Snohomish County <i>Domestic Violence Services</i>	45,084	46,850	1,766	CDBG	267
Domestic Violence Services of Snohomish County <i>Transitional Housing for Victims of Domestic Violence</i>	21,611	21,793	182	ESG	268
Everett, City of <i>HOME Negotiated Set-Aside</i>	479,323	475,458	(3,865)	HOME	269
Home for Good <i>Community Land Trust in MLT</i>	186,747	186,738	(9)	ADDI	273
Housing Authority of Snohomish County <i>Single Family Rehabilitation Loan Program</i>	277,201	349,215	72,014	CDBG	276
Housing Authority of Snohomish County <i>Single Family Rehabilitation Loan Program</i>	452,500	439,941	(12,559)	HOME	276
Housing Hope <i>New Century Village</i>	21,774	23,421	1,647	CDBG	280
Intercommunity Mercy Housing <i>Senior Housing Case Management/ Service Coordination</i>	0	17,000	17,000	CDBG	N/A – New Allocation
Open Door Theatre <i>Personal Safety Outreach</i>	11,116	11,957	841	CDBG	285
Snohomish County <i>CDBG Planning and Administration</i>	649,141	698,381	49,240	CDBG	290
Snohomish County <i>Contingency Fund – CDBG</i>	100,000	152,778	52,778	CDBG	292
Snohomish County <i>ESG Administration</i>	6,768	6,768	10	ESG	293
Snohomish County <i>HOME Planning and Administration</i>	228,249	226,409	(1,840)	HOME	294

Agency Name Project Name	2010 Action Plan Award	Revised Award	Award Increase / (Decrease)	Funding Source	2010 Action Plan Page
Village Community Services <i>Aging Adults with Disabilities</i>	25,278	27,191	1,913	CDBG	299
Volunteers of America Western WA <i>Emergency Housing Assistance</i>	47,785	51,400	3,615	CDBG	301
Volunteers of America Western WA <i>Rental Housing Mediation Services/ Fair Housing Counseling</i>	78,198	81,420	3,222	CDBG	303
YWCA of Seattle-King-Snohomish County <i>Families in Transition</i>	39,249	42,219	2,970	CDBG	305

Snohomish County Urban County Consortium – Housing and Community Development 2010-2014 Consolidated Plan

Required Housing Unit Condition Definitions

The 2010-2014 Consolidated Plan was approved by the County Council on May 12, 2010, and submitted to the U.S. Department of Housing and Urban Development (HUD). The Consolidated Plan provides a framework to guide the Consortium in addressing priority housing and community development needs identified in the community and to guide investment of funds received under the CDBG, HOME, and ESG grant programs.

In October 2010, the County received a finding from HUD that our Consolidated Plan did not include definitions for “standard condition” and “substandard condition but suitable for rehabilitation,” as is required by the Federal anti-displacement and relocation and consolidated plan regulations.

Under the Federal regulations, the Consortium is required to replace occupied and vacant occupiable low- income housing units that are demolished or converted to a use other than low-income housing in connection with a project that is assisted with CDBG or HOME funds. Specifically, units that must be replaced include vacant dwelling units in standard condition, vacant dwelling units in substandard condition but suitable for rehabilitation, and dwelling units in any condition that have been occupied (except by a squatter) at any time within the period beginning three-months before the date of execution of the agreement.

The terms “standard condition” and “substandard condition but suitable for rehabilitation” are used to determine what units must be replaced. These terms are required to be defined by the Consortium and included in its Consolidated Plan.

In order to meet this requirement, County approved an amendment to the 2010-2014 Consolidated Plan to include the following definitions for purposes of the federal anti-displacement and relocation regulations:

- Standard Condition: is defined as a dwelling unit that meets or exceeds HUD's Housing Quality Standards (HQS) and is rated "Average Condition" or better in accordance with the Snohomish County Assessor's Office "Residential Appraisal and Assessment Practices" (RAAP) rating system.
- Substandard Condition but Suitable for Rehabilitation: is defined as a dwelling unit that does not meet one or more of the HQS and is rated "poor condition" or better in the RAAP.
- Substandard Condition not Suitable for Rehabilitation: is defined as a dwelling unit that has been vacant for at least three months, does not meet one or more of the HQS, and is rated "Very Poor Condition" in the RAAP.

Snohomish County Urban County Consortium -- Housing and Community Development
2010-2014 Consolidated Plan

Revision of HOME Resale/Recapture Procedures

The County, on behalf of the Consortium, receives annual funding under the HOME Investment Partnerships program to support various affordable housing activities for low-income households. One of these activities is to promote homeownership for low-income, first-time homebuyers through development subsidies or as direct purchasing assistance to buyers.

A portion of HOME funds are currently programmed for homeownership assistance projects and it is anticipated that these types of projects will receive additional funding during the 2010-2014 Consolidated Plan period. The units assisted are required to remain affordable to low-income homeowners for 5 to 20 years, based on the amount of the HOME subsidy. This is referred to as the period of affordability.

In order to use HOME funds for homebuyer assistance, the Consortium must include resale and recapture provisions for these funds in the Consolidated Plan, in the event that the homebuyer does not remain in the residence during the period of affordability. During its review of the Snohomish County Urban County Consortium 2010-2014 Consolidated Plan, HUD notified the County that the HOME resale and recapture provisions contained in the plan would need to be revised in order to be in compliance with Federal regulations. In response, the County amended these provisions in the 2010-2014 Consolidated Plan to be consistent with these regulations.

The revisions mainly included: defining the terms "fair return on investment" and "affordability to a reasonable range of low-income homebuyers" under the resale guidelines, setting forth the specific recapture option that will be utilized locally, limiting recapture to net proceeds from the sale of the home, and requiring notification to the County of any possible foreclosures or transfers in lieu of foreclosures.

Snohomish County: Homeless Prevention and Rapid Re-Housing Program Budget Revisions

Please see summary of this item under the substantial amendment section above for information regarding the non-substantial budget revision amendment for this program.

IX. IDIS REPORTS

Several reports generated from the Integrated Disbursement and Information Systems (IDIS) are included in the appendixes to this narrative report in order to provide additional annual performance information to the public. IDIS is a computerized system that manages and tracks disbursement of grant funds and collects and reports information on program performance and demographic information of participants served for CDBG, HOME and ESG funds. The IDIS reports included are:

- Grantee Summary Activity Report (PR08)
- Summary of Consolidated Plan Projects for Report Year 2010 (PR06)
- Program Year 2010 Summary of Accomplishments Report (PR23)
- CDBG Activity Summary Report for Program Year 2010 (PR03)
- CDBG Financial Summary for Program Year 2010 (PR26)
- Status of HOME Activities Report (PR22)
- ESG Summary of Activities and Accomplishments Report (PR19)
- CDBG Performance Measures Reports (PR83)
- HOME Performance Measures Reports (PR85)
- ESG Performance Measures Report (PR81)

Additional reports are available from IDIS and will be made available to interested parties upon request. These reports include:

HOME

- Status of Home Grants (PR27)
- Status of CHDO Funds (PR25)
- Home Matching Liability Report (PR33)

CDBG

- CDBG Housing Activities (PR10)

ESG

- ESG Program Financial Summary (PR12)

Basic System Data

- HUD Grants and Program Income Report (PR01)
- List of Activities by Program Year and Project (PR02)

X. CITIZEN PARTICIPATION AND COUNTY CONTACT INFORMATION

During the reporting period, Snohomish County pursued its approved Citizen Participation Plan meeting HUD requirements for citizen notification, involvement and input. All other aspects of the program, including plan amendments, were conducted with equivalent adherence to the County and HUD's requirements for citizen notification and participation.

Public Notice and Opportunity to Comment on Draft 2010 CAPER

The Draft 2010 Program Year Consolidated Annual Performance and Evaluation Report (CAPER) was released for a 15-day public comment period running from September 6, 2011, to September 21, 2011.

The Draft CAPER and the public comment period were advertised to the public on September 6, 2011, in the Everett Herald Newspaper. An electronic copy of the notice was sent to the cities and towns in the Snohomish County Urban County Consortium, to the mailing list of interested agencies and persons maintained by the Snohomish County Office of Housing and Community Development (OHCD), to the HPTF mailing list maintained by the Office of Community and Homeless Services (OHCS), and to the Housing Consortium of Everett and Snohomish County (HCESC). Copies of the draft report were circulated to and were available for review at all Snohomish County branches of the Sno-Isle Regional Library system and at the main downtown branch of the Everett Library. Copies of the draft report were available for review at the OHCD office located at 3000 Rockefeller Avenue, Fourth Floor, Everett, Washington 98201. The draft report was also available on-line on the OHCD website at: http://www1.co.snohomish.wa.us/Departments/Human_Services/Divisions/OHHCD. Two comments were received. For a summary of and response to these comments, please see Section III.G.

County Contact Information

For additional information or to request a reasonable accommodation, please contact:

Contact: Sue Tracy, Senior Grants Analyst

E-mail Address: sue.tracy@snoco.org

Phone: (425) 388-3269

TTY: 771 or 1-800-833-6384 (voice), 1-800-833-6388 (text)

Mailing Address: Snohomish County OHCD
3000 Rockefeller Avenue, M/S 305
Everett, WA 98201

Reasonable accommodations will be made to provide the CAPER in an alternate format upon request. To request an alternate format, please contact Sue Tracy. Contact information is listed above.